

## \$172,900 - 417 13635 34 Street, Edmonton

MLS® #E4432705

**\$172,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Ideally situated Top Floor condo overlooks the courtyard. Newer flooring throughout. Age restriction is 18 + Pets are welcome with board approval. White and bright peninsula shaped Kitchen w/eat at counter. Living room the center of the condo has garden door onto East facing Covered deck w/gas hook up for your BBQ. Primary suite on one side of the condo w/walk through closet and 3 pce ensuite with oversized shower. A good sized 2nd bedroom and a 4 pce bathroom plus Laundry room/storage room on the opposite side of the condo. Taxes in 2024 were \$1577.00 Condo fees \$587.00 monthly also includes water/sewer, garbage and Heat. 1 underground heated parking stall #127 Plus storage unit. A short walk to the Belmont Town shopping center via walking trails. Visitor parking SW area of the building.

Built in 2006

### Essential Information

MLS® #	E4432705
Price	\$172,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	417 13635 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0C4

### Amenities

Amenities	Deck, Exercise Room, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 35
Condo Fee	\$587

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Listing information last updated on May 1st, 2025 at 1:02pm MDT