

## \$285,000 - 13147 34 Street, Edmonton

MLS® #E4446294

### \$285,000

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Tremendous 3 bed, 3 bath townhouse in Belmont with a fantastic location close to everything! This home stands out with abundant parkingâ€”rare for townhomes. Enjoy an upgraded kitchen, dovetail solid wood cabinetry with heavy duty slides and soft closing drawers all with ample cabinet and counter space, and natural light throughout. A stunning rooftop patioâ€”typically found in much more expensive homesâ€”adds a luxurious touch. The home backs onto a beautiful greenspace and includes the central ac, furnace and appliances are all high end. The rec room features a cozy wood-burning fireplace. Fully equipped with mobility aids for the right buyerâ€”can be included or removed as needed. Located in a vibrant condo community with organized social events and activities year-round. An incredible opportunity!

Built in 1976

### Essential Information

MLS® #	E4446294
Price	\$285,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389



Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13147 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$391

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