

## \$100,000 - 209 12841 65 Street, Edmonton

MLS® #E4451739

**\$100,000**

2 Bedroom, 1.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

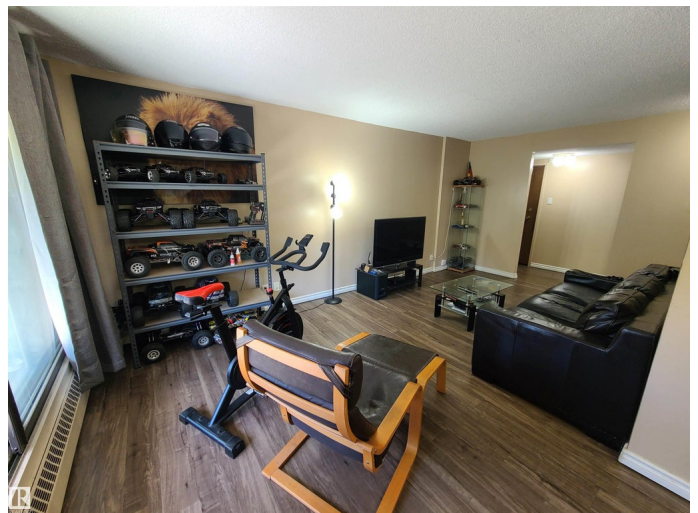
Belvedere, Edmonton, AB

GREAT VALUE in this bright and spacious 2-bedroom unit in well-managed Burlington Tower. Ideal for first-time buyers, investors, or downsizers! This concrete high-rise offers peace of mind and long-term durability. The unit features a large living room, functional kitchen, and separate dining area. The oversized balcony is perfect for relaxing or entertaining. Condo fees (\$548/mth) include heat, water, electricity, and 1 parking stall offering excellent value. Currently occupied by a tenant, this is a great investment opportunity with rental income already in place. Conveniently located within walking distance to the LRT, shopping, schools, parks, and transit. Building includes secure entry and professional management. Don't miss this affordable opportunity in a central location!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451739  |
| Price          | \$100,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 827       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 209 12841 65 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4N4             |

### **Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                    |
| Parking        | Stall                                                                |

### **Interior**

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 10                                                          |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### **Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                            |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                                                                                                                               |
| Construction      | Concrete, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                          |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

Days on Market 18  
Zoning Zone 02  
Condo Fee \$548

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