

## \$79,000 - 37 13230 Fort Road, Edmonton

MLS® #E4432331

**\$79,000**

1 Bedroom, 1.00 Bathroom, 592 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Investor/First-Time Buyer Opportunity! This top-floor unit in Belvedere has been fully renovated and is an excellent choice for anyone looking to invest or purchase their first home. The one-bedroom, one-bathroom space is move-in ready and ideal for renting out. The modern kitchen has quartz countertops, stainless steel appliances and vinyl flooring throughout the whole suite. Laundry facilities are conveniently located on every floor, and public transit, including the LRT, are just steps away. Don't miss the chance to see this gem and make it yours!

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432331               |
| Price          | \$79,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 592                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 13230 Fort Road |
| Area        | Edmonton           |
| Subdivision | Belvedere          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 1C2            |

## Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall  |

## Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water                       |
| # of Stories | 3                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles, Tar & Gravel                              |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 121              |
| Zoning         | Zone 02          |
| Condo Fee      | \$283            |

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Listing information last updated on August 22nd, 2025 at 6:17pm MDT