

## \$168,000 - 415 13625 34 Street, Edmonton

MLS® #E4433247

**\$168,000**

2 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

South-Facing Condo Overlooking Greenspace, 2 Bed + 2 Bath + Underground titled Parking +Surface Parking Stall. Bright and welcoming, this south-facing 2-bedroom, 2-bathroom condo offers unobstructed views of the greenspace in a well-managed, adult- and pet-friendly building. The open-concept layout features a spacious living area and a functional kitchen with white cabinetry and generous counter space. The primary bedroom includes a walk-through closet and a private 3-piece ensuite. A second bedroom sits conveniently next to the full main bath. Enjoy the convenience of in-suite laundry with extra storage. Relax on your sunny balcony or take advantage of building amenities, including a social room and exercise equipment. One titled underground parking stall is included. Prime location—steps from bus routes, minutes to the Clareview LRT station, Clareview Town Centre, Tim Hortons, and local shopping. Quick access to Yellowhead Trail and Anthony Henday Drive makes commuting a breeze.

Built in 2007

### Essential Information

MLS® # E4433247

Price \$168,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	415 13625 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E3

### Amenities

Amenities	Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Social Rooms
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$557

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