

## \$168,000 - 315 13625 34 Street, Edmonton

MLS® #E4408247

**\$168,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Investors alert. Great holding property. Excellently managed condo corporation. Plus steady rental history since 2007. Sunny and quiet apartment condo with distant view of high-rises in Edmonton. Two bedrooms, two full bathrooms and two titled parking stalls plus storage. Age restriction to over 18. In suite laundry room with extra storage. South facing balcony overlooking green area and overlooking another quiet (over 45) senior complex. Walking distance to shopping and Edm-Trans. as well as river valley.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4408247               |
| Price          | \$168,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 315 13625 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0E3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Parking-Plug-Ins, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Private Setting, Public Transportation, Treed Lot, View City |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2024 |
| Days on Market | 216                  |
| Zoning         | Zone 35              |
| Condo Fee      | \$537                |

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