

## \$85,555 - 5 13220 Fort Road, Edmonton

MLS® #E4419400

**\$85,555**

2 Bedroom, 1.00 Bathroom, 756 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Main level condo - Over 750 sq ft 2 bed + in-unit storage space, 1 bathroom condo with low condo fees! If you are looking for your first condo or an investment property, here's an affordable 2 bedroom, 1 bathroom apartment condo walking distance to LRT, and public transit. Great investment opportunity for anyone looking to build sweat equity.

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4419400               |
| Price          | \$85,555               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 756                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                   |
|---------|-------------------|
| Address | 5 13220 Fort Road |
| Area    | Edmonton          |



|             |           |
|-------------|-----------|
| Subdivision | Belvedere |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5A 1C2   |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove |
| Heating      | Hot Water, Natural Gas        |
| # of Stories | 4                             |
| Stories      | 1                             |
| Has Basement | Yes                           |
| Basement     | None, No Basement             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Brick, Stucco              |
| Exterior Features | Back Lane, Public Transportation |
| Roof              | Tar & Gravel                     |
| Construction      | Wood, Brick, Stucco              |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 02            |
| Condo Fee      | \$385              |

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Listing information last updated on April 30th, 2025 at 5:47pm MDT

