

## \$195,000 - 419 13625 34 Street, Edmonton

MLS® #E4447977

**\$195,000**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

TOP FLOOR END UNIT with 2bed 2 bath and 2 title parking spaces one is underground. This apartment greets you with an spacious open concept dining room and living room with beautiful hardwood flooring and bright natural light that floods the space. The large kitchen has a breakfast bar island and stainless steel appliances. The Master bedroom has his and her closet and walkthrough private 3pc bathroom. The second bedroom is right next to the second 4 pc bathroom. Ensuite Storage/laundry room. The balcony has a gas BBQ, a great space to spend the afternoons and watch the sunset. The building has a social room/workout room and elevator. Heat an water are included in the condo fees. This home is moving ready

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447977  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,089     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 419 13625 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0E3             |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-Locker Room |
| Parking   | Heated, Stall, Underground                                                                         |

### Interior

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

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                       |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 36              |

ZoningZone 35

Condo Fee\$737

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 6:17am MDT