# \$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 & Dravel

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

#### Additional Information

Date Listed April 23rd, 2025

Days on Market 189

Zoning Zone 02

Condo Fee \$283

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