# \$117,777 - 4 13452 Fort Road, Edmonton

MLS® #E4439235

### \$117,777

2 Bedroom, 1.50 Bathroom, 1,249 sqft Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Why rent when you can own this beautifully updated multi-level condo in a super convenient location? Freshly updated and totally move-in ready, this home features stylish and durable vinyl tile flooring, fresh paint throughout, and modern light fixtures that really brighten up the space. You'II love the smart layout with plenty of storageâ€"upstairs, under the stairs, and even a private 4x10 storage unit just steps from your front door. One parking stall is included, and if you need more, the complex offers extra stalls for rent at a super affordable rate. Bonus perks? The dining room cabinet stays, and so does the TV in the primary bedroomâ€"just move in and start living! Condo fees include heat, water & sewer.

Built in 1977

#### **Essential Information**

MLS® # E4439235 Price \$117,777

Bedrooms 2

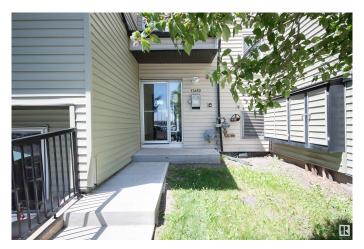
Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,249

Acres 0.00







Year Built 1977

Condo / Townhouse Type Sub-Type **Lowrise Apartment** 

Style Multi Level Apartment

Status Active

## **Community Information**

Address 4 13452 Fort Road

Area Edmonton Subdivision Belvedere City Edmonton County **ALBERTA** 

Province AB

Postal Code T5A 1C5

#### **Amenities**

**Amenities** No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins,

Parking-Visitor, Security Door

Parking Spaces 1

**Parking** Stall

#### Interior

**Appliances** Dishwasher-Built-In, Refrigerator, Stove-Electric, See Remarks

Heating Hot Water, Water

# of Stories 4 **Stories** 2 Has Basement

Yes

**Basement** None, No Basement

#### **Exterior**

Wood, Vinyl Exterior

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof **Asphalt Shingles** 

Construction Wood, Vinyl

Concrete Perimeter Foundation

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 36 Zoning Zone 02

Condo Fee \$790

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