

## \$168,000 - 415 13625 34 Street, Edmonton

MLS® #E4433247

**\$168,000**

2 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

South-Facing Condo Overlooking Greenspace, 2 Bed + 2 Bath + Underground titled Parking +Surface Parking Stall. Bright and welcoming, this south-facing 2-bedroom, 2-bathroom condo offers unobstructed views of the greenspace in a well-managed, adult- and pet-friendly building. The open-concept layout features a spacious living area and a functional kitchen with white cabinetry and generous counter space. The primary bedroom includes a walk-through closet and a private 3-piece ensuite. A second bedroom sits conveniently next to the full main bath. Enjoy the convenience of in-suite laundry with extra storage. Relax on your sunny balcony or take advantage of building amenities, including a social room and exercise equipment. One titled underground parking stall is included. Prime location—steps from bus routes, minutes to the Clareview LRT station, Clareview Town Centre, Tim Hortons, and local shopping. Quick access to Yellowhead Trail and Anthony Henday Drive makes commuting a breeze.

Built in 2007

### Essential Information

MLS® # E4433247

Price \$168,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 814                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 415 13625 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0E3             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Social Rooms |
| Parking   | Underground                                                             |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 35          |
| Condo Fee      | \$557            |

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Listing information last updated on May 1st, 2025 at 7:32am MDT