

# **\$162,500 - 110 13635 34 Street, Edmonton**

MLS® #E4445118

**\$162,500**

2 Bedroom, 2.00 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to Chelsea Greene, a pet-friendly adult living (18+) building near green spaces, shopping, schools, and transit. Belmont town centre is a 5-minute walk away, offering diverse services. This spacious 925 sq. ft. ground-floor suite has 2 beds, 2 baths, in-suite laundry (updated recently) and a covered balcony with natural gas hookup (BBQ included). It includes two titled parking stalls: one heated underground with a secure storage locker and one energized surface stall by the main entrance. The primary suite (10'9 x 18'4) easily fits a king-size bed, with a large walk-in closet and private 3-piece ensuite. The kitchen offers ample cabinetry, a backsplash, prep island, water filtration tap, and opens to a bright living area. Condo fees cover water and heat and the building includes a social room and visitor parking. A 5-minute drive to Kennedale Ravine which connects to Hermitage Park, perfect for anyone to enjoy. Immediate possession available.

Built in 2006

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4445118  |
| Price     | \$162,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 110 13635 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0C4             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Parking-Visitor, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 35         |
| Condo Fee      | \$606           |

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Listing information last updated on July 5th, 2025 at 1:48pm MDT