

# **\$159,950 - 46 13590 38 Street, Edmonton**

MLS® #E4462026

**\$159,950**

3 Bedroom, 1.00 Bathroom, 1,089 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Attention First-Time Home Buyer or Investor! Completely renovated 3-bedroom Townhome in Clareview Place. New kitchen, Upgraded Bathroom, New vinyl flooring throughout the unit, freshly painted, new doors with casings, and black finish hardware. The complex has undergone major upgrades, including new PVC windows, a Stucco finish on the exterior, and Asphalt Shingles. Bright and open plan on the main floor, the living room offers plenty of space for all your furniture and flexibility in choosing a place for your dining room table. Galley kitchen and a main floor laundry/storage room. Huge Master Bedroom with double sliding closets and extra space for a wardrobe or computer desk. Assigned parking stall in front of the unit, plenty of street parking and a large front deck, perfect for Patio Set and BBQ. Great location within walking distance to schools, park, playground, community leisure center, bus service, LRT and major shopping like Superstore, Walmart and Costco.

Built in 1976

## **Essential Information**

MLS® #	E4462026
Price	\$159,950
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,089
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 13590 38 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W7

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$601

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