

## \$165,000 - 315 13625 34 Street, Edmonton

MLS® #E4408247

**\$165,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Investors alert. Great holding property. Condo fee updated for August 2025. All special assessments for current building upgrades will be paid by the seller. Excellently managed condo corporation. Plus steady rental history since 2011. Sunny and quiet apartment condo with distant view of high-rises in Edmonton. Two bedrooms, two full bathrooms and two titled parking stalls plus storage. Age restriction to over 18. In suite laundry room with extra storage. South facing balcony overlooking green area and overlooking another quiet (over 45) senior complex. Walking distance to shopping and Edm-Trans. as well as river valley.

Built in 2007

### Essential Information

MLS® #	E4408247
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	315 13625 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E3

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Parking-Plug-Ins, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Private Setting, Public Transportation, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 27th, 2024
Days on Market	277
Zoning	Zone 35
Condo Fee	\$563

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Listing information last updated on July 1st, 2025 at 3:02pm MDT