# \$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

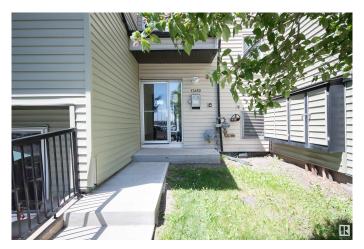
Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,249

Acres 0.00







Year Built 1977

Type Condo / Townhouse 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**

Exterior Wood, Vinyl

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 85

Zoning Zone 02

Condo Fee \$790

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 5:32am MDT