

# \$269,900 - 13445 40 Street, Edmonton

MLS® #E4454255

## \$269,900

3 Bedroom, 1.50 Bathroom, 1,281 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

GREAT TOWNHOUSE WITH SINGLE ATTACHED GARAGE. RECENTLY RENOVATED 1280 SQ FT OF LIVING SPACE PLUS FINISHED BASEMENT. RECENTLY REOVATED. GREAT AREA CLOSE TO SHOPPING, SCHOOLS ETC. 1 FULL BATH UPSTAIRS AND 1/2 DOWNSTAIRS, SPACIOUS YARD. NEW FRIDGE



Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454255          |
| Price          | \$269,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 13445 40 Street |
|---------|-----------------|

|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Belmont  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5A 3L9  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 3                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Brick, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 35           |
| Condo Fee      | \$407             |

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Listing information last updated on September 3rd, 2025 at 9:17pm MDT