

\$139,900 - 3 13454 Fort Road, Edmonton

MLS® #E4422896

\$139,900

3 Bedroom, 1.50 Bathroom, 721 sqft
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

STYLISH & AFFORDABLE! This spacious multi-level home with over 1400 sq.ft of total living space in Belvedere Court, a well-managed complex with **HEAT & WATER** included in the condo fees. The building has undergone lots of recent upgrades including new windows, siding & parking lot. The unit is spacious & bright with a nice open design floorplan, updated lighting & flooring. The modern white kitchen has plenty of cabinetry, tons of counterspace & unique L-shaped breakfast bar which overlooks the sunny dining area with an abundance of built-in cabinets & sliding doors open to the private patio, capturing the evening sun & **BACKS ONTO GREENSPACE!** A 2 pce bath, large living room & storage area complete this level. There are 3 generous bedrooms with large west facing windows, ample closet space and a full family bathroom. Within walking distance to the LRT & close to major shopping with a quick commute to downtown – the location is fantastic! An ideal property for first time buyers or investors.

Built in 1977

Essential Information

MLS® #	E4422896
Price	\$139,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	721
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	3 13454 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

Amenities

Amenities	Detectors Smoke, Vinyl Windows, See Remarks
Parking	Stall

Interior

Appliances	Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 26th, 2025

Days on Market 52

Zoning Zone 02

Condo Fee \$866

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