

## \$195,000 - 419 13625 34 Street, Edmonton

MLS® #E4447977

**\$195,000**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

TOP FLOOR END UNIT with 2bed 2 bath and 2 title parking spaces one is underground. This apartment greets you with an spacious open concept dining room and living room with beautiful hardwood flooring and bright natural light that floods the space. The large kitchen has a breakfast bar island and stainless steel appliances. The Master bedroom has his and her closet and walkthrough private 3pc bathroom. The second bedroom is right next to the second 4 pc bathroom. Ensuite Storage/laundry room. The balcony has a gas BBQ, a great space to spend the afternoons and watch the sunset. The building has a social room/workout room and elevator. Heat an water are included in the condo fees. This home is moving ready

Built in 2007

### Essential Information

MLS® #	E4447977
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	2007



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	419 13625 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E3

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-Locker Room
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	13

Zoning	Zone 35
Condo Fee	\$737

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