

## \$199,000 - 314 13625 34 Street, Edmonton

MLS® #E4422170

**\$199,000**

2 Bedroom, 2.00 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Clean, quiet, and private 2 Bedroom, 2 Bathroom corner unit with two parking spaces (one above ground, one below) is now available in a pet-friendly, 18+ development—perfectly located minutes from the Clareview LRT, River Valley trails, and endless shopping & dining amenities. Step inside to discover a beautifully renovated kitchen, featuring modern cabinetry, stylish countertops, a new backsplash, and newer stainless steel appliances. The open-concept design flows seamlessly into the central living and dining areas, creating a warm and inviting space. Enjoy privacy with bedrooms on opposite sides of the unit, including a master retreat with a spacious walk-in closet and a tasteful 3-piece ensuite. The unit includes stylish laminate flooring, newer carpet, and fresh, modern paint and fixtures throughout. Relax on your large South-East facing balcony, complete with a natural gas BBQ connection and a peaceful, sunny view. For added convenience, this unit includes an oversized laundry/storage room.

Built in 2007

### Essential Information

MLS® # E4422170

Price \$199,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 13625 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E3

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Backs Onto Park/Trees, Commercial, Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	58
Zoning	Zone 35
Condo Fee	\$666

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 April 19th, 2025 at 10:02am MDT