

Courtesy Of Nathan Lorenz Of Real Broker

\$99,000 - 4 13456 Fort Road, Edmonton

MLS® #E4428116

\$99,000

2 Bedroom, 1.50 Bathroom, 1,118 sqft
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this charming 1100 SF 2-story apartment in Belvedere with easy access to Fort Road. Stepping inside this unit and into the lower level, with all tile flooring, is a large living room with direct access to the outdoor terrace, a dining room, and kitchen with wood cabinets and lots of storage space. This level also features a 2-pc bathroom. Upstairs finished with newer vinyl flooring, you find your 2 great-sized bedrooms both with large closets, a 4-pc bathroom with a shower & tub, and a storage room. From the upper level, there is also a stairway up to the secondary door into the hallway that provides easy access to the laundry room down the hall. This well-managed complex includes water & heat your condo fees of \$778.58 and 1 assigned parking stall. Fantastic location on Fort Road that is just minutes away from all shopping in Manning Town Centre, walking distance to the LRT station, or a 20-min drive downtown. This is perfect for investors or a first-time home buyer.

Built in 1977

Essential Information

MLS® #	E4428116
Price	\$99,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	4 13456 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

Amenities

Amenities	Off Street Parking, Intercom, Patio, Security Door
Parking Spaces	1
Parking	Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Belvedere School
Middle	Balwin School
High	M.E. LaZerte School

Additional Information

Date Listed	March 28th, 2025
Days on Market	15
Zoning	Zone 02
Condo Fee	\$779

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