

# \$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 41

Zoning Zone 02

Condo Fee \$866

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