

## \$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+ developmentâ€”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 | 69                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$666               |

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Listing information last updated on April 30th, 2025 at 4:02pm MDT