

## \$174,000 - 305 13635 34 Street, Edmonton

MLS® #E4444926

**\$174,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Chelsea Greene! This turn-key condo is located in a desirable building This well-maintained offers a spacious entry, a large in-suite laundry in suite, and a bright open-concept layout connecting the kitchen with white cabinets, living, and dining areas. NEW LUXURY VINYL FLOORING, New PAINT loads of natural light, and a balcony with gas BBQ hookup. With 2 bedrooms and 2 full bathrooms, the layout is ideal for shared living or guests. UNDERGROUND PARKING STALL with STORAGE LOCKER. All appliances are included for true move-in ready convenience. The building offers an elevator, social room, and lots of visitor parking, Walking Path and Green space, close coffee shops, parks and shopping, Well maintained inside and out, making this Perfect for a new owner to enjoy for years !!!!!

Built in 2007

### Essential Information

MLS® #	E4444926
Price	\$174,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 13635 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0C4

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Level Land, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 28th, 2025
Days on Market	50
Zoning	Zone 35
Condo Fee	\$587

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