

\$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	71
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 May 2nd, 2025 at 9:47am MDT