

## \$75,000 - 36 13230 Fort Road, Edmonton

MLS® #E4449849

**\$75,000**

2 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

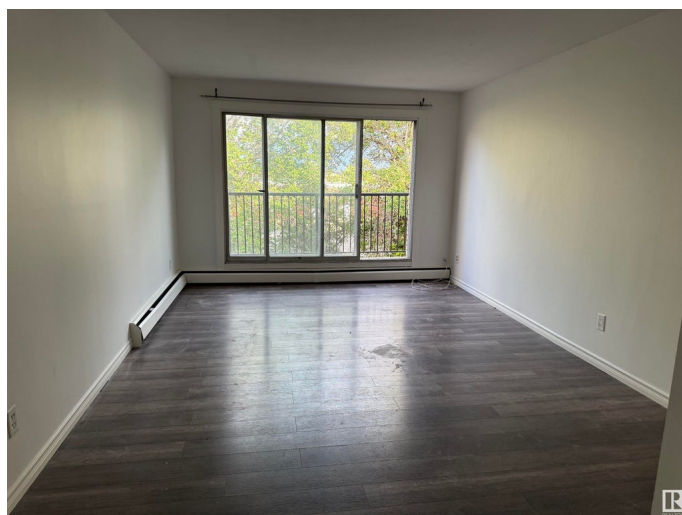
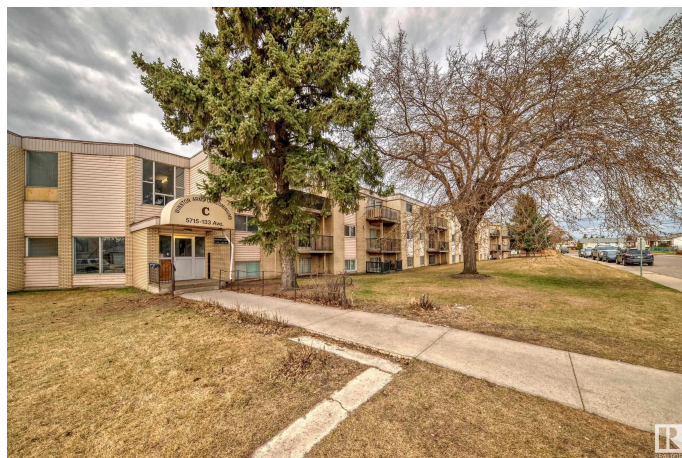
Belvedere, Edmonton, AB

Conveniently located TOP FLOOR 2 bedroom UPGRADED suite with modern flooring, tile and paint. Spacious living room with patio doors to a BALCONY that has a private view with trees and greenery. Kitchen with bright cabinetry and a dining area. Fridge, stove and dishwasher are included. Full 4 piece bathroom. Large primary bedroom, ample sized second bedroom and storage room. Close to Belvedere LRT, great restaurants, Manning Crossing shopping, Manning Town Centre shopping, Costco, Superstore and Walmart. Excellent location. Low condo fees include heat and water. This home is perfect for the investor or first time home buyer. Come see for yourself!

Built in 1970

### Essential Information

MLS® #	E4449849
Price	\$75,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	771
Acres	0.00
Year Built	1970
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	36 13230 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C2

### Amenities

Amenities	No Animal Home, No Smoking Home, Security Door, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 02
Condo Fee	\$375

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Listing information last updated on July 27th, 2025 at 3:47am MDT