

## \$285,000 - 13147 34 Street, Edmonton

MLS® #E4431815

**\$285,000**

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this beautifully renovated townhome in the convenient & family-friendly community of Belmont. Offering nearly 1300 sq ft on the main & upper levels plus a fully finished basement w/ cozy fireplace, this home is move-in ready and thoughtfully upgraded throughout! 3 BEDROOMS + 2.5 BATHROOMS! The main floor features a newer maple kitchen w/ tile backsplash, updated appliances, & ample counter & cabinet space. The bright dining area is filled w/ natural light, & the spacious living room is perfect for entertaining or relaxing. A large foyer, 2-piece bath, custom built-ins, & access to the single attached garage complete the main level! Upstairs offers 3 oversized bedrooms including a spacious primary suite with its own balcony—ideal for enjoying sunsets. The main bath has been fully renovated. Additional features include an extended driveway for extra parking 3 CARS and full wheelchair or disability accessibility! Close to schools, shopping, the River Valley, Yellowhead and Henday!

Built in 1976

### Essential Information

MLS® #	E4431815
Price	\$285,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13147 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K1

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, See Remarks
Parking Spaces	4
Parking	Over Sized, RV Parking, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont
Middle	J.D Bracco
High	Eastglen

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$391

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