

# \$260,000 - 13429 40 Street, Edmonton

MLS® #E4433249

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,291 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this 2 story townhouse located in the heart of the Northeast community of Belmont. Park your car in the single attached garage or the driveway and make your way inside. Once inside you will find a spacious entrance with a 2-piece bathroom, a good size living room, dining room and kitchen with room to move around in. Make your way upstairs and you will find a Huge primary bedroom with a good size balcony, a full 4-piece bathroom and 2 more bedrooms. Main and upper levels have hardwood flooring. Once downstairs you will find a laundry room, storage room, utility room and massive rec room. Spend your evenings on the large patio out back. Close to schools, shopping, rec center with swimming, fitness, and skating, golfing, ski hill, and so much more!



13429 40 St NW, Edmonton, AB

Main Floor Exterior Area 582.03 sq ft  
Interior Area 540.32 sq ft  
Excluded Area 215.34 sq ft



0 4 8 ft

PREPARED: 20250423

While regions are excluded from total floor area in KSLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1975

## Essential Information

MLS® #	E4433249
Price	\$260,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00

Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13429 40 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L9

### Amenities

Amenities	Closet   Organizers,   Deck,   Detectors   Smoke,   Parking-Visitor,   Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
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Days on Market	2
Zoning	Zone 35
Condo Fee	\$407

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Listing information last updated on May 1st, 2025 at 4:32pm MDT