

## \$179,000 - 305 13635 34 Street, Edmonton

MLS® #E4444926

**\$179,000**

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          | \$179,000 |
| 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 | 23              |
| Zoning         | Zone 35         |
| Condo Fee      | \$587           |

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Listing information last updated on July 21st, 2025 at 1:17pm MDT