

## \$79,000 - 37 13230 Fort Road, Edmonton

MLS® #E4432331

**\$79,000**

1 Bedroom, 1.00 Bathroom, 592 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Investor/First-Time Buyer Opportunity! This top-floor unit in Belvedere has been fully renovated and is an excellent choice for anyone looking to invest or purchase their first home. The one-bedroom, one-bathroom space is move-in ready and ideal for renting out. The modern kitchen has quartz countertops, stainless steel appliances and vinyl flooring throughout the whole suite. Laundry facilities are conveniently located on every floor, and public transit, including the LRT, are just steps away. Don't miss the chance to see this gem and make it yours!

Built in 1970

### Essential Information

MLS® #	E4432331
Price	\$79,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	37 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, Parking-Visitor
Parking	Stall

## Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	125
Zoning	Zone 02
Condo Fee	\$283

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 August 26th, 2025 at 9:17pm MDT