

# \$370,000 - 13004 Fort Road, Edmonton

MLS® #E4447224

**\$370,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this refreshed and move-in-ready 4-bedroom, 2 full bathroom home nestled in a convenient location the community of Belvedere. Bright and spacious, this home is filled with natural light throughout, creating a warm and inviting atmosphere. The functional layout includes a generous living area, updated kitchen, and finished basement – perfect for growing families or those needing extra space. The home has been refreshed and is move in ready. Step outside to enjoy the large backyard, ideal for entertaining, gardening, or just relaxing in your private outdoor space. A double detached garage provides ample parking and storage. Located close to shopping, public transit, schools, and major roadways, this property offers easy access to everything you need, whether you're commuting or enjoying local amenities. Don't miss your chance to own this well-cared-for home owned by the same family for over 25 years.

Built in 1964

## Essential Information

MLS® #	E4447224
Price	\$370,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13004 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1B8

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
-------------	-----------------

Days on Market 47

Zoning Zone 02

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 27th, 2025 at 12:17pm MDT