

# \$117,777 - 4 13452 Fort Road, Edmonton

MLS® #E4455781

**\$117,777**

2 Bedroom, 1.50 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Why rent when you can own this beautifully updated 1248 sq ft multi-level condo in such a convenient spot? Freshly refreshed and totally move-in ready, it features stylish vinyl tile flooring, fresh paint throughout, and modern light fixtures that make the whole space shine. The layout is smart and functional with storage everywhere—upstairs, under the stairs, plus your own private 4x10 storage unit right outside your door. One parking stall is included, and if you need more, extra stalls are available to rent at a super affordable rate. Bonus—you get to keep the dining room cabinet and the TV in the primary bedroom, so all you need to do is move in and start living! And with condo fees covering heat, water, and sewer, it’s an easy choice.

Built in 1977

## Essential Information

MLS® #	E4455781
Price	\$117,777
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,249
Acres	0.00



Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	4 13452 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, See Remarks
Heating	Hot Water, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	2

Zoning	Zone 02
Condo Fee	\$790

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Listing information last updated on September 5th, 2025 at 10:03am MDT