# \$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 everywhereâ€"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. Bonusâ€"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.



#### **Essential Information**

MLS® # E4455781 Price \$117,777

Bedrooms 2

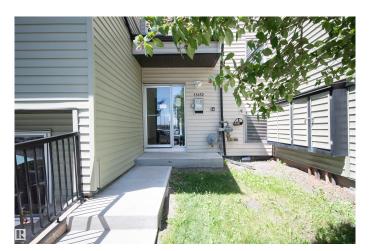
Bathrooms 1.50

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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