

\$112,900 - 3 13450 Fort Road, Edmonton

MLS® #E4452870

\$112,900

2 Bedroom, 1.50 Bathroom, 597 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

This unique styled, 2 level apartment condo in Belvedere, offers over 1100 sq ft of living space. The main floor features a galley kitchen with newer stainless appliances, dining room, 2pc bathroom and a spacious living room with sliding doors leading you to the private, sunken walk-out patio. The upper level has 2 good size bedrooms, a large 4-pc bathroom and a good sized storage room. From there you also have access to the newly renovated, common laundry room just outside the upper door. In addition to the in suite storage there is also a separate indoor storage room (1.66mx1.11m) in the building foyer by your suite. The complex has seen many upgrades including windows, siding, shingles, resurfaced parking lot, laundry rooms & heating system. Your parking stall is only a few steps away from the buildings front entrance and there is plenty of visitor parking. Close to schools, restaurants, shopping and public transportation..

Built in 1977

Essential Information

MLS® #	E4452870
Price	\$112,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	597
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	3 13450 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

Amenities

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Storage-Locker Room
Parking	Stall, See Remarks

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	96
Zoning	Zone 02
Condo Fee	\$790

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