

## \$72,900 - 7 13230 Fort Road, Edmonton

MLS® #E4395092

**\$72,900**

2 Bedroom, 1.00 Bathroom, 753 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Bright and sunny 2 bedroom suite that is clean. Perfect investment property. Tenants are already in place. New flooring, upgraded cabinets, dining area, spacious bedrooms, large living room with huge windows, 2 ample sized bedrooms and an extra large storage room. Same floor laundry. Parking stall included. Close to Belvedere LRT, Costco, Superstore, Walmart, Manning Crossing shopping and some wonderful restaurants. Low condo fees include heat and water.

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4395092               |
| Price          | \$72,900               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 753                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                   |
|-------------|-------------------|
| Address     | 7 13230 Fort Road |
| Area        | Edmonton          |
| Subdivision | Belvedere         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 1C2           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home |
| Parking   | Stall   |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Days on Market | 305             |
| Zoning         | Zone 02         |
| Condo Fee      | \$358           |

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 April 30th, 2025 at 2:17pm MDT