

## \$120,000 - 203 12841 65 Street, Edmonton

MLS® #E4462909

**\$120,000**

2 Bedroom, 1.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

This amazing 2 bedroom condo is a few blks away from the Belvedere LRT station and is in a secure building with key FOB entrance and security camera surveillance. Laundry is card operated and is on every floor, along with Telus Optik wired through out the building, with parking stalls leased individually through the management company. This cute 2 bedroom condo has lots of natural light with the huge balcony and dining room windows giving the living room a great cozy feel. The dining room is a good size which is just off the galley kitchen leading to the updated 4pc bath and 2 good sized bedrooms down the hall and large storage room (not in the pictures) Updates include newer flooring, 4pc bath and paint. This represents value as an investor or owner occupied unit.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462909  |
| Price          | \$120,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 834       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 12841 65 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5N 4N4             |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | On Street Parking, Security Door, Storage-In-Suite |
| Parking   | Parking Pad Cement/Paved                           |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, TV Wall Mount |
| Heating      | Baseboard, Natural Gas                                                     |
| # of Stories | 10                                                                         |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Concrete                                                                   |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                               |
| Construction      | Concrete                                                                   |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 02            |

Condo Fee                    \$508

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