

\$199,000 - 314 13625 34 Street, Edmonton

MLS® #E4422170

\$199,000

2 Bedroom, 2.00 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Clean, quiet, and private 2 Bedroom, 2 Bathroom corner unit with two parking spaces (one above ground, one below) is now available in a pet-friendly, 18+ development—perfectly located minutes from the Clareview LRT, River Valley trails, and endless shopping & dining amenities. Step inside to discover a beautifully renovated kitchen, featuring modern cabinetry, stylish countertops, a new backsplash, and newer stainless steel appliances. The open-concept design flows seamlessly into the central living and dining areas, creating a warm and inviting space. Enjoy privacy with bedrooms on opposite sides of the unit, including a master retreat with a spacious walk-in closet and a tasteful 3-piece ensuite. The unit includes stylish laminate flooring, newer carpet, and fresh, modern paint and fixtures throughout. Relax on your large South-East facing balcony, complete with a natural gas BBQ connection and a peaceful, sunny view. For added convenience, this unit includes an oversized laundry/storage room.

Built in 2007

Essential Information

MLS® # E4422170

Price \$199,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 986 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 314 13625 34 Street |
| Area | Edmonton |
| Subdivision | Belmont |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0E3 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage |
| Parking Spaces | 2 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Dryer, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating | Baseboard, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Commercial, Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 58 |
| Zoning | Zone 35 |
| Condo Fee | \$666 |

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Listing information last updated on April 19th, 2025 at 6:32am MDT