

# **\$129,000 - 46 13590 38 Street, Edmonton**

MLS® #E4435631

**\$129,000**

3 Bedroom, 1.00 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this 3-bedroom, 1-bathroom, 2-storey townhouse with one parking stall, located in the charming community of Belmont. Enjoy easy access to all amenities while being surrounded by a peaceful environment, with schools, public transportation, and shopping nearby. This property offers incredible potential and is ideal for investors or renovators looking to add value. While it requires some updates, it presents a fantastic opportunity to renovate and personalize to your tasteâ€”perfect for either living in or renting out. Property is being sold as-is.

Built in 1976

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435631          |
| Price          | \$129,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,260             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 13590 38 Street |
| Area        | Edmonton           |
| Subdivision | Belmont            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 2W7            |

## Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sifton School         |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 23            |
| Zoning         | Zone 35       |
| Condo Fee      | \$601         |

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Listing information last updated on June 1st, 2025 at 1:17pm MDT