

Courtesy Of Jennifer Desrosiers Of Exp Realty

# \$80,000 - 4 13230 Fort Road, Edmonton

MLS® #E4454832

**\$80,000**

2 Bedroom, 1.00 Bathroom, 748 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Extensively renovated 748 sq ft, 2 bedroom, 1 bathroom apartment offering a stylish and modern living space in a convenient location! This low-rise unit has been updated throughout with new flooring, fresh paint, pot lights, upgraded doors, and a fully renovated bathroom. Modern vinyl plank flooring flows seamlessly through the home, creating a warm and welcoming atmosphere. The unit also includes a convenient Euro washer and dryer. The open living room and dining area provide plenty of space for gathering with friends and family. Playgrounds are nearby, along with shopping options such as Londonderry Mall, grocery stores, and restaurants. Public transportation and LRT are within walking distance, and the location offers close access to schools and post-secondary institutions like NAIT and Concordia University. Move-in ready and waiting for you to call it home!

Built in 1970

## Essential Information

MLS® #	E4454832
Price	\$80,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748



Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	4 13230 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C2

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Plug-Ins, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Belvedere School
Middle	Baldwin School
High	M.E Lazerte School

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	77
Zoning	Zone 02
Condo Fee	\$350

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