

# \$81,900 - 3 13230 Fort Road, Edmonton

MLS® #E4426031

**\$81,900**

3 Bedroom, 1.5 Bathroom, 1,037 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Calling all investors or first time buyers with lots of value in this 3 bedroom 1.5 bathroom condo in Belvedere! This massive unit at just over 1000 SF opens up into the kitchen with plenty of counter and cupboard space, a cozy dining room and is adjacent to the living room which has a massive window with plenty of natural light. Down the hall is 2 secondary bedrooms both with closets which are across from the 4 pc bathroom with a deep soaker tub and shower. At the end is a spacious primary bedroom and a 2 pc ensuite bathroom! This unit also has a generous sized storage room. The condo fees include water, heat and 1 parking stall. The unit is close to many amenities at Manning Town Center, Belvedere LRT, bus stops, and easy access to downtown. This one is a must see!

Built in 1970

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4426031 |
| Price          | \$81,900 |
| Bedrooms       | 3        |
| Bathrooms      | 1.50     |
| Full Baths     | 1        |
| Half Baths     | 1        |
| Square Footage | 1,037    |
| Acres          | 0.00     |



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

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3 13230 Fort Road |
| Area        | Edmonton          |
| Subdivision | Belvedere         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 1C2           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Security Door, Security Window Bars |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | 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 | Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat   |
| Construction      | Wood, Brick, Vinyl                                     |
| Foundation        | Wood   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 16th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 26      |
| Zoning         | Zone 02 |
| Condo Fee      | \$488   |

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Listing information last updated on April 11th, 2025 at 8:17am MDT