

\$117,777 - 4 13452 Fort Road, Edmonton

MLS® #E4439235

\$117,777

2 Bedroom, 1.50 Bathroom, 1,249 sqft
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Why rent when you can own this beautifully updated multi-level condo in a super convenient location? Freshly updated and totally move-in ready, this home features stylish and durable vinyl tile flooring, fresh paint throughout, and modern light fixtures that really brighten up the space. Youâ€™ll love the smart layout with plenty of storageâ€”upstairs, under the stairs, and even a private 4x10 storage unit just steps from your front door. One parking stall is included, and if you need more, the complex offers extra stalls for rent at a super affordable rate. Bonus perks? The dining room cabinet stays, and so does the TV in the primary bedroomâ€”just move in and start living! Condo fees include heat, water & sewer.

Built in 1977

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4439235 |
| Price | \$117,777 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,249 |
| Acres | 0.00 |



| | |
|------------|-----------------------|
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4 13452 Fort Road |
| Area | Edmonton |
| Subdivision | Belvedere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 1C5 |

Amenities

| | |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|----------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Refrigerator, Stove-Electric, See Remarks |
| Heating | Hot Water, Water |
| # of Stories | 4 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 20 |

| | |
|-----------|---------|
| Zoning | Zone 02 |
| Condo Fee | \$790 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 1:17am MDT