

## \$90,000 - 4 13230 Fort Road, Edmonton

MLS® #E4454832

**\$90,000**

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          | \$90,000 |
| 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 | 5                 |
| Zoning         | Zone 02           |
| Condo Fee      | \$350             |

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 September 1st, 2025 at 3:02pm MDT