

## \$285,000 - 13147 34 Street, Edmonton

MLS® #E4431815

**\$285,000**

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this beautifully renovated townhome in the convenient & family-friendly community of Belmont. Offering nearly 1300 sq ft on the main & upper levels plus a fully finished basement w/ cozy fireplace, this home is move-in ready and thoughtfully upgraded throughout! 3 BEDROOMS + 2.5 BATHROOMS! The main floor features a newer maple kitchen w/ tile backsplash, updated appliances, & ample counter & cabinet space. The bright dining area is filled w/ natural light, & the spacious living room is perfect for entertaining or relaxing. A large foyer, 2-piece bath, custom built-ins, & access to the single attached garage complete the main level! Upstairs offers 3 oversized bedrooms including a spacious primary suite with its own balcony—ideal for enjoying sunsets. The main bath has been fully renovated. Additional features include an extended driveway for extra parking 3 CARS and full wheelchair or disability accessibility! Close to schools, shopping, the River Valley, Yellowhead and Henday!

Built in 1976

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431815  |
| Price  | \$285,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,389             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13147 34 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3K1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, See Remarks |
| Parking Spaces | 4  |
| Parking        | Over Sized, RV Parking, Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Belmont    |
| Middle     | J.D Bracco |
| High       | Eastglen   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 35          |
| Condo Fee      | \$391            |

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 May 15th, 2025 at 9:17pm MDT