# \$234,900 - 13049 34 Street, Edmonton

MLS® #E4439862

#### \$234,900

3 Bedroom, 1.50 Bathroom, 1,310 sqft Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this charming 1310 ftÂ<sup>2</sup> townhouse in Belmont, perfect for growing families or first-time buyers! The bright, open-concept main floor features large windows and a modern kitchen with plenty of storage. Upstairs offers 3 spacious bedrooms, including a primary suite with access to a private second-floor deck. The fully finished basement adds flexible space for a rec room, playroom, or home office. Step outside to a large backyard that backs onto greenspaceâ€"ideal for kids, pets, and outdoor fun. Located near schools, parks, trails, Clareview Rec Centre, shopping, and LRT access, this home has everything your family needs!







Built in 1976

#### **Essential Information**

MLS® #	E4439862
Price	\$234,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	1976

Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	13049 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K3

#### Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,
	Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Public
	Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 35
Condo Fee	\$418

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