

# \$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 19  
Zoning Zone 02  
Condo Fee \$488

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 April 4th, 2025 at 4:02am MDT