

# \$72,900 - 7 13230 Fort Road, Edmonton

MLS® #E4395092

**\$72,900**

2 Bedroom, 1.00 Bathroom, 753 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Bright and sunny 2 bedroom suite that is clean. Perfect investment property. Tenants are already in place. New flooring, upgraded cabinets, dining area, spacious bedrooms, large living room with huge windows, 2 ample sized bedrooms and an extra large storage room. Same floor laundry. Parking stall included. Close to Belvedere LRT, Costco, Superstore, Walmart, Manning Crossing shopping and some wonderful restaurants. Low condo fees include heat and water.

Built in 1970

## Essential Information

MLS® #	E4395092
Price	\$72,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	7 13230 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C2

### **Amenities**

Amenities	Off Street Parking, No Animal Home, No Smoking Home
Parking	Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 29th, 2024
Days on Market	306
Zoning	Zone 02
Condo Fee	\$358

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 1st, 2025 at 7:17am MDT