

## \$59,900 - 8 13230 Fort Road, Edmonton

MLS® #E4436449

**\$59,900**

1 Bedroom, 1.00 Bathroom, 581 sqft

Condo / Townhouse on 0.00 Acres

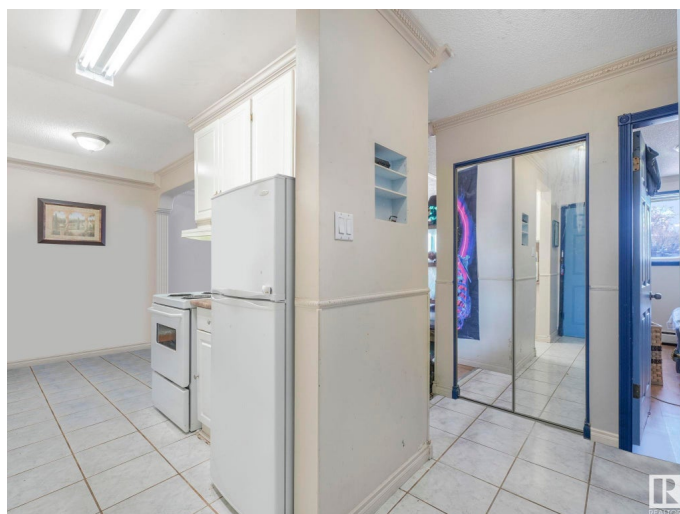
Belvedere, Edmonton, AB

Calling all investors or first time buyers with lots of value in this 1 bedroom 1 bathroom condo at an amazing price! Stepping into this unit you have direct access to your kitchen with newer cabinets, a cozy dining room, and a large living room with plenty of natural light. Down the hall is your bedroom and 4 pc bathroom with a tub & shower. 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® #	E4436449
Price	\$59,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

### Community Information

Address	8 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

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	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	11
Zoning	Zone 02
Condo Fee	\$273

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 25th, 2025 at 8:17am MDT