

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

MLS® #E4446294

### \$285,000

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

Belmont, Edmonton, AB

Tremendous 3 bed, 3 bath townhouse in Belmont with a fantastic location close to everything! This home stands out with abundant parkingâ€”rare for townhomes. Enjoy an upgraded kitchen, dovetail solid wood cabinetry with heavy duty slides and soft closing drawers all with ample cabinet and counter space, and natural light throughout. A stunning rooftop patioâ€”typically found in much more expensive homesâ€”adds a luxurious touch. The home backs onto a beautiful greenspace and includes the central ac, furnace and appliances are all high end. The rec room features a cozy wood-burning fireplace. Fully equipped with mobility aids for the right buyerâ€”can be included or removed as needed. Located in a vibrant condo community with organized social events and activities year-round. An incredible opportunity!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446294  |
| 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 | No Animal Home, No Smoking Home    |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, 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, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 35        |
| Condo Fee      | \$391          |

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Listing information last updated on July 12th, 2025 at 7:32pm MDT