

# \$117,777 - 4 13452 Fort Road, Edmonton

MLS® #E4439235

**\$117,777**

2 Bedroom, 1.50 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Why rent when you can own this beautifully updated multi-level condo in a super convenient location? Freshly updated and totally move-in ready, this home features stylish and durable vinyl tile flooring, fresh paint throughout, and modern light fixtures that really brighten up the space. Youâ€™ll love the smart layout with plenty of storageâ€”upstairs, under the stairs, and even a private 4x10 storage unit just steps from your front door. One parking stall is included, and if you need more, the complex offers extra stalls for rent at a super affordable rate. Bonus perks? The dining room cabinet stays, and so does the TV in the primary bedroomâ€”just move in and start living! Condo fees include heat, water & sewer.

Built in 1977

## Essential Information

MLS® #	E4439235
Price	\$117,777
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,249
Acres	0.00



Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	4 13452 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, See Remarks
Heating	Hot Water, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	7

Zoning	Zone 02
Condo Fee	\$790

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 June 5th, 2025 at 8:32pm MDT