

## \$88,000 - 4 13456 Fort Road, Edmonton

MLS® #E4428116

**\$88,000**

2 Bedroom, 1.50 Bathroom, 1,118 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this charming 1100 SF 2-story apartment in Belvedere with easy access to Fort Road. Stepping inside this unit and into the lower level, with all tile flooring, is a large living room with direct access to the outdoor terrace, a dining room, and kitchen with wood cabinets and lots of storage space. This level also features a 2-pc bathroom. Upstairs finished with newer vinyl flooring, you find 2 great-sized bedrooms both with large closets, a 4-pc bathroom with a shower & tub, and a storage room. From the upper level, there is also a stairway up to the secondary door into the hallway that provides easy access to the laundry room down the hall. This well-managed complex includes water & heat your condo fees of \$790.26 and 1 assigned parking stall. Fantastic location on Fort Road that is just minutes away from all shopping in Manning Town Centre, walking distance to the LRT station, or a 20-min drive downtown. This is perfect for investors or a first-time home buyer.

Built in 1977

### Essential Information

MLS® # E4428116

Price \$88,000

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 1.50                  |
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 1,118                 |
| Acres          | 0.00                  |
| Year Built     | 1977                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4 13456 Fort Road |
| Area        | Edmonton          |
| Subdivision | Belvedere         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 1C5           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Intercom, Patio, Security Door |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric             |
| Heating      | Baseboard, Hot Water, Natural Gas, Water |
| # of Stories | 4  |
| Stories      | 2  |
| Has Basement | Yes                                      |
| Basement     | None, No Basement                        |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Belvedere School    |
| Middle     | Balwin School       |
| High       | M.E. LaZerte School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 02          |
| Condo Fee      | \$790            |

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Listing information last updated on April 30th, 2025 at 5:02am MDT