

## \$269,900 - 13445 40 Street, Edmonton

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MLS® #E4454255

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

GREAT TOWNHOUSE WITH SINGLE ATTACHED GARAGE. RECENTLY RENOVATED 1280 SQ FT OF LIVING SPACE PLUS FINISHED BASEMENT. RECENTLY REOVATED. GREAT AREA CLOSE TO SHOPPING, SCHOOLS ETC. 1 FULL BATH UPSTAIRS AND 1/2 DOWNSTAIRS, SPACIOUS YARD. NEW FRIDGE



Built in 1975

### Essential Information

MLS® #	E4454255
Price	\$269,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address 13445 40 Street

Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L9

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$407

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Listing information last updated on August 23rd, 2025 at 9:02am MDT