# \$260,000 - 13429 40 Street, Edmonton

MLS® #E4433249

#### \$260,000

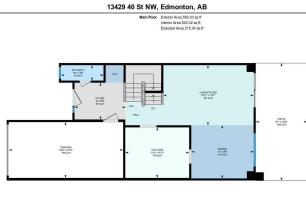
3 Bedroom, 1.50 Bathroom, 1,291 sqft Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this 2 story townhouse located in the heart of the Northeast community of Belmont. Park your car in the single attached garage or the driveway and make your way inside. Once inside you will find a spacious entrance with a 2-piece bathroom, a good size living room, dining room and kitchen with room to move around in. Make your way upstairs and you will find a Huge primary bedroom with a good size balcony, a full 4-piece bathroom and 2 more bedrooms. Main and upper levels have hardwood flooring. Once downstairs you will find a laundry room, storage room, utility room and massive rec room. Spend your evenings on the large patio out back. Close to schools, shopping, rec center with swimming, fitness, and skating, golfing, ski hill, and so much more!







Built in 1975

#### **Essential Information**

MLS® #	E4433249
Price	\$260,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00



Year Built	1975
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	13429 40 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L9

### Amenities

Amenities	Closet	Organizers,	Deck,	Detectors	Smoke,	Parking-Visitor,
	Storage-	In-Suite, Vinyl	Windows			
Parking Spaces	2					
Parking	Single G	arage Attached	b			

## Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,
	Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

#### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	April 29th, 2025
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Days on Market1ZoningZone 35

Condo Fee \$407

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Listing information last updated on April 29th, 2025 at 11:17pm MDT