

# \$117,777 - 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     | 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 | 18             |

|           |         |
|-----------|---------|
| 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 16th, 2025 at 12:02am MDT