

## \$174,900 - 116 13625 34 Street, Edmonton

MLS® #E4457347

**\$174,900**

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to Chelsea Greene! This bright, airy condo in a desirable adults-only building is close to amenities and shines with comfort. Inside you'll find a spacious entry, large storage room with IN-SUITE LAUNDRY (updated approx 2020) and an open-concept kitchen, dining, and living area. A PRIVATE BALCONY with gas BBQ hookup overlooks peaceful greenspace; perfect for relaxing and watching snowshoe hares play. With 2 BEDROOMS & 2 BATHROOMS on opposite sides of the unit; the layout is ideal for guests or shared living. The primary suite fits a king size bed, offers a walk-in closet and a full ensuite bath. Enjoy UNDERGROUND TITLED PARKING with an attached STORAGE LOCKER plus building perks: security entry, elevator, visitor parking and a social room with gym equipment & mini library - all within walking distance to coffee shops, parks and shopping. Condo fees incl heat and water. A perfect blend of LOW-MAINTENANCE LIVING and fantastic location, this one is ready to welcome you home!

Built in 2007

### Essential Information

MLS® # E4457347

Price \$174,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116 13625 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0E3             |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors   Smoke,   Patio,   Secured   Parking,   Security   Door,<br>Storage-In-Suite, Storage Cage |
| Parking Spaces | 1                                                                                                     |
| Parking        | Underground                                                                                           |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In,   Dryer,   Microwave   Hood   Fan,   Refrigerator,<br>Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | No   Back   Lane,   No   Through   Road,   Playground   Nearby,   Public |

|              |                                              |
|--------------|----------------------------------------------|
|              | Transportation, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                             |
| Construction | Wood, Vinyl                                  |
| Foundation   | Concrete Perimeter                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 35              |
| Condo Fee      | \$553                |

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Listing information last updated on September 16th, 2025 at 1:32am MDT