

Courtesy Of Nathan Lorenz Of Real Broker

\$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 | 34 |
| Zoning | Zone 02 |
| Condo Fee | \$790 |

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Listing information last updated on May 1st, 2025 at 11:47am MDT