

# \$117,777 - 4 13452 Fort Road, Edmonton

MLS® #E4455781

**\$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 1248 sq ft multi-level condo in such a convenient spot? Freshly refreshed and totally move-in ready, it features stylish vinyl tile flooring, fresh paint throughout, and modern light fixtures that make the whole space shine. The layout is smart and functional with storage everywhere—upstairs, under the stairs, plus your own private 4x10 storage unit right outside your door. One parking stall is included, and if you need more, extra stalls are available to rent at a super affordable rate. Bonus—you get to keep the dining room cabinet and the TV in the primary bedroom, so all you need to do is move in and start living! And with condo fees covering heat, water, and sewer, it’s an easy choice.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455781  |
| 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     | 4 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    | September 3rd, 2025 |
| Days on Market | 13                  |

|           |         |
|-----------|---------|
| 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 September 16th, 2025 at 11:32am MDT