

## \$299,900 - 13434 33 Street, Edmonton

MLS® #E4434366

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

NO CONDO FEES! Incredible opportunity for first time home buyer or investor to own this well kept Half Duplex backing onto Green Space in the friendly family community of Belmont. This property offers bright open concept living space on the main level, featuring a spacious kitchen with a large window over the sink, island counter, dining room and living room with a gas burning fireplace. Two Primary spacious Bedrooms with ensuite and walk in closet on the upper level. Enjoy the sunlight on your very own spacious private west backing backyard surrounded by beautiful mature trees. Single attached garage is perfect for storage or your car or SUV. Home is walking distance to schools, shopping, and public transportation. Conveniently located and close proximity to Clareview LRT, Costco, Yellowhead trail and other amenities. This home is a must see!

Built in 1996

### Essential Information

MLS® #	E4434366
Price	\$299,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,227
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13434 33 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5C1

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 3rd, 2025
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Days on Market 9

Zoning Zone 35

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