

# \$210,000 - 13141 34 Street, Edmonton

MLS® #E4449440

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

3-Bedroom Townhouse with Huge Potential! Attention investors and savvy buyers! This 3-bedroom, 2-bath condo townhouse offers an incredible opportunity to add value with a little TLC. Built in 1976, this home features a functional layout with spacious living areas and a private balcony off the master bedroom – perfect for future updates or peaceful retreats. The property has great bones and tons of potential for customization. Whether you're looking for a smart investment or your next family home, this unit offers space, location, and value. Located in a well-established community close to schools, transit, parks, and shopping.

Built in 1976

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449440          |
| Price          | \$210,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,324             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13141 34 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3K1         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Off Street Parking, Deck, Parking-Visitor |
| Parking   | Single Garage Attached                    |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 35         |
| Condo Fee      | \$410           |

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 August 3rd, 2025 at 3:47pm MDT