

## \$139,900 - 3 13454 Fort Road, Edmonton

MLS® #E4422896

**\$139,900**

3 Bedroom, 1.50 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

**STYLISH & AFFORDABLE!** This spacious multi-level home with over 1400 sq.ft of total living space in Belvedere Court, a well-managed complex with **HEAT & WATER** included in the condo fees. The building has undergone lots of recent upgrades including new windows, siding & parking lot. The unit is spacious & bright with a nice open design floorplan, updated lighting & flooring. The modern white kitchen has plenty of cabinetry, tons of counterspace & unique L-shaped breakfast bar which overlooks the sunny dining area with an abundance of built-in cabinets & sliding doors open to the private patio, capturing the evening sun & **BACKS ONTO GREENSPACE!** A 2 pce bath, large living room & storage area complete this level. There are 3 generous bedrooms with large west facing windows, ample closet space and a full family bathroom. Within walking distance to the LRT & close to major shopping with a quick commute to downtown – the location is fantastic! An ideal property for first time buyers or investors.

Built in 1977

### Essential Information

MLS® # E4422896

Price \$139,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	721
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	3 13454 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

### Amenities

Amenities	Detectors Smoke, Vinyl Windows, See Remarks
Parking	Stall

### Interior

Appliances	Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 26th, 2025  
Days on Market                144  
Zoning                              Zone 02  
Condo Fee                        \$866

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 July 20th, 2025 at 6:32am MDT