

## \$65,000 - 31 13220 Fort Road, Edmonton

MLS® #E4456743

**\$65,000**

1 Bedroom, 1.00 Bathroom, 615 sqft

Condo / Townhouse on 0.00 Acres

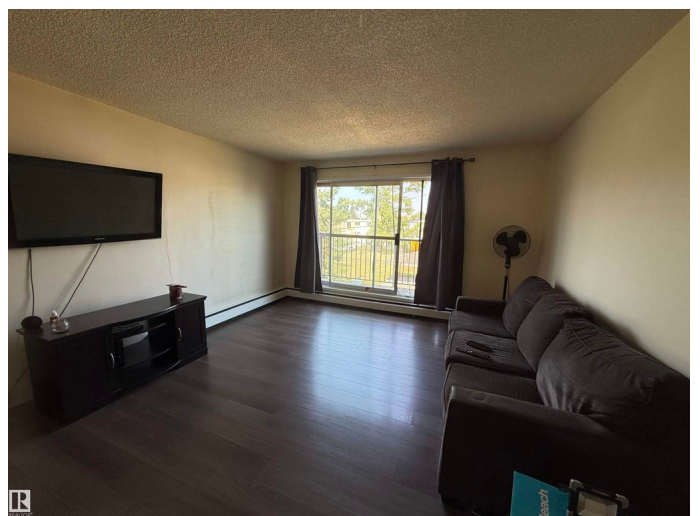
Belvedere, Edmonton, AB

TOP FLOOR!! Spacious 1 bedroom and full bathroom suite. Move in Ready!! Bright and sunny living room with patio doors to a BALCONY and a beautiful VIEW to the courtyard!! New flooring in the bedroom and living room. Great sized kitchen and dining area. Large bedroom and a bonus STORAGE room. Excellent location! Close to Belvedere LRT, great restaurants, Manning Crossing shopping, Manning Town Centre shopping, Costco, Superstore and Walmart. Low condo fees include heat and water. This home is perfect for the investor or first time home buyer. Come see for yourself!

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456743               |
| Price          | \$65,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 615                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31 13220 Fort Road |
| Area        | Edmonton           |
| Subdivision | Belvedere          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 1C2            |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Security Door, Storage-In-Suite |
| Parking   | Stall                                                            |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Picnic Area, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 02             |
| Condo Fee      | \$295               |

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Listing information last updated on September 11th, 2025 at 12:17am MDT