

# \$215,000 - 119 13625 34 Street, Edmonton

MLS® #E4451458

## \$215,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Turnkey rental opportunity in a fully renovated ground-floor unit with secure underground parking. This spacious 2-bed, 2-bath layout includes a large open-concept living space, modern kitchen with updated counters and cabinetry, and in-suite laundry for added convenience. The primary suite features a walk-through closet and private 3-piece ensuite, while the second bedroom sits next to a full 4-piece bath—ideal for shared accommodations. Tenants are already in place, making this a hassle-free addition to your portfolio. With its private patio, ground-level access, and proximity to amenities, this unit checks all the boxes for low-maintenance, cash-flow-ready investment.

Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451458          |
| Price          | \$215,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,086             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 13625 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 0L1             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor |
| Parking   | Underground                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                         |
| Stories           | 1                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Concrete, Brick, Vinyl, Wood |
| Exterior Features | Schools, Shopping Nearby     |
| Roof              | Tar & Gravel                 |
| Construction      | Concrete, Brick, Vinyl, Wood |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 35         |
| Condo Fee      | \$727           |

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Listing information last updated on September 15th, 2025 at 7:17am MDT