

Courtesy Of Nathan Lorenz Of Real Broker

## \$99,000 - 4 13456 Fort Road, Edmonton

MLS® #E4428116

**\$99,000**

2 Bedroom, 1.50 Bathroom, 1,118 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this charming 1100 SF 2-story apartment in Belvedere with easy access to Fort Road. Stepping inside this unit and into the lower level, with all tile flooring, is a large living room with direct access to the outdoor terrace, a dining room, and kitchen with wood cabinets and lots of storage space. This level also features a 2-pc bathroom. Upstairs finished with newer vinyl flooring, you find your 2 great-sized bedrooms both with large closets, a 4-pc bathroom with a shower & tub, and a storage room. From the upper level, there is also a stairway up to the secondary door into the hallway that provides easy access to the laundry room down the hall. This well-managed complex includes water & heat your condo fees of \$778.58 and 1 assigned parking stall. Fantastic location on Fort Road that is just minutes away from all shopping in Manning Town Centre, walking distance to the LRT station, or a 20-min drive downtown. This is perfect for investors or a first-time home buyer.

Built in 1977

### Essential Information

MLS® #	E4428116
Price	\$99,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	4 13456 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C5

### **Amenities**

Amenities	Off Street Parking, Intercom, Patio, Security Door
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Belvedere School
Middle	Balwin School
High	M.E. LaZerte School

## Additional Information

Date Listed	March 28th, 2025
Days on Market	14
Zoning	Zone 02
Condo Fee	\$779

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