

# **\$129,000 - 46 13590 38 Street, Edmonton**

MLS® #E4435631

**\$129,000**

3 Bedroom, 1.00 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this 3-bedroom, 1-bathroom, 2-storey townhouse with one parking stall, located in the charming community of Belmont. Enjoy easy access to all amenities while being surrounded by a peaceful environment, with schools, public transportation, and shopping nearby. This property offers incredible potential and is ideal for investors or renovators looking to add value. While it requires some updates, it presents a fantastic opportunity to renovate and personalize to your tasteâ€”perfect for either living in or renting out. Property is being sold as-is.

Built in 1976

## **Essential Information**

MLS® #	E4435631
Price	\$129,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,260
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	46 13590 38 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W7

## Amenities

Amenities	See Remarks
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Sifton School
Middle	John D. Bracco School
High	Eastglen School

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$601

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