

## \$89,900 - 1006 12841 65 Street, Edmonton

MLS® #E4451650

**\$89,900**

1 Bedroom, 1.00 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

INVESTMENT OPPORTUNITY: TOP FLOOR (10TH floor) LARGEST 1 BEDROOM in Burlington Towers, with a EAST FACING BALCONY 28 Feet long by 6 Feet Wide, with a BEAUTIFUL VIEW. A CONCRETE BUILDING very SECURE with Key fob Entrance & Camera Surveillance. CONDO FEES INCLUDE ALL BASIC UTILITIES (electricity, heat, water/sewer) & Partially Covered Parking Stall for only \$441.32/month. Card Operated Laundry Rooms on Every Floor, Telus Optik is wired through the building. BELVEDERE LRT STATION just a couple blocks way! Inside the unit, NEW VINYL PLANK FLOORING through the LIVING ROOM & BEDROOM. Lots of Closets throughout including a storage room too. Kitchen Stainless Steel Appliances & lino flooring, Bathroom with Waterfall Tile in the surrounding the tub. Countertops once replaced, and entire suite freshly painted with modern colors. QUICK POSSESSION AVAILABLE. RECENT BUILDING UPGRADES include: Elevators 2025, Mailbox Room 2024, Parking Lot 2020, Roof 2018 + much more.

Built in 1981

### Essential Information

MLS® # E4451650

Price \$89,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1006 12841 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4N4

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Storage-In-Suite
Parking Spaces	1
Parking	Stall, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Flat Site, Public Transportation, Schools, View City, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025  
Zoning                              Zone 02  
Condo Fee                         \$441

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