

## \$135,000 - 30 13580 38 Street, Edmonton

MLS® #E4452103

**\$135,000**

2 Bedroom, 1.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Perfect investment or starter for a young couple or family, ideally located with walking distance to major shopping like Walmart, Superstore and Costco. Lifestyle amenities like elementary school, park, playground, health and leisure center plus bus transfer station and LRT to the University. End unit just within steps to assigned parking stall. Open concept design, features upgraded vinyl flooring, freshly repainted, allowing bright sunlight from a large picture window in the living room. Modern dark espresso kitchen cabinets, stainless-steel appliances, plenty of working space on the granite-look countertop. Spacious storage/laundry room on main floor. Upstairs, we have three bedrooms for a growing family. Renovated main bathroom has a new white vanity and matching sink. Complex underwent major upgrades in recent years, like shingles, windows, and exterior stucco finish. Condo fees include Heat and Water, making it easy to budget monthly expenses.

Built in 1976

### Essential Information

MLS® # E4452103

Price \$135,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 13580 38 Street |
| Area        | Edmonton           |
| Subdivision | Belmont            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 2W7            |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                         |
| Parking        | Stall                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                2  
Zoning                              Zone 35  
Condo Fee                        \$476

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