

# \$59,000 - 8 13230 Fort Road, Edmonton

MLS® #E4426032

**\$59,000**

1 Bedroom, 1.00 Bathroom, 581 sqft  
Condo / Townhouse on 0.00 Acres

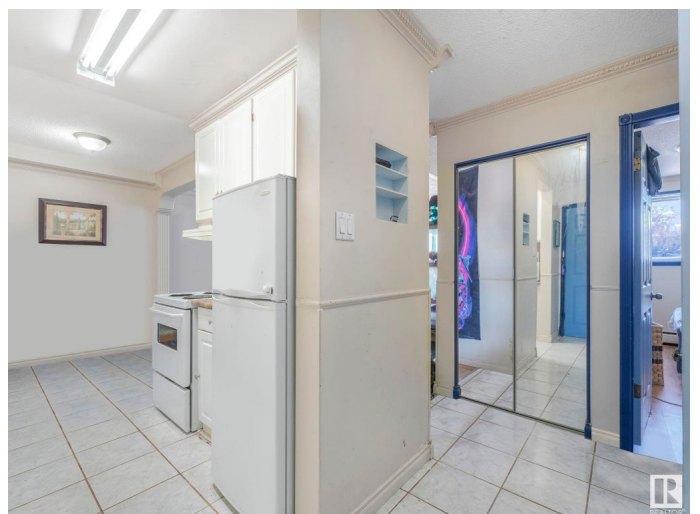
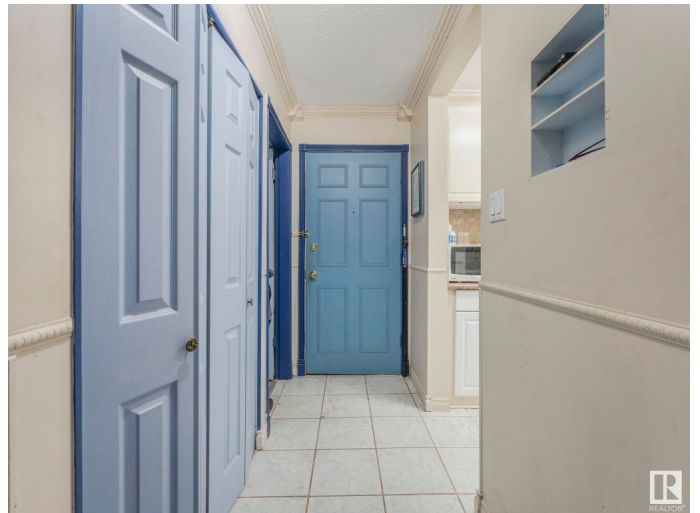
Belvedere, Edmonton, AB

Calling all investors or first time buyers with lots of value in this 1 bedroom 1 bathroom condo at an amazing price! Stepping into this unit you have direct access to your kitchen with newer cabinets, a cozy dining room, and a large living room with plenty of natural light. Down the hall is your bedroom and 4 pc bathroom with a tub & shower. This unit also has a generous sized storage room. The condo fees include water, heat and 1 parking stall. The unit is close to many amenities at Manning Town Center, Belvedere LRT, bus stops, and easy access to downtown. This one is a must see!

Built in 1970

## Essential Information

MLS® #	E4426032
Price	\$59,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 8 13230 Fort Road  
Area Edmonton  
Subdivision Belvedere  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5A 1C2

### Amenities

Amenities Off Street Parking, On Street Parking, Security Door, Security Window Bars  
Parking Spaces 1  
Parking Stall

### Interior

Appliances Refrigerator, Stove-Electric  
Heating Baseboard, Water  
# of Stories 3  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

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

### Additional Information

Date Listed March 16th, 2025  
Days on Market 19  
Zoning Zone 02  
Condo Fee \$273

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 4th, 2025 at 8:47am MDT