

## \$234,900 - 13049 34 Street, Edmonton

MLS® #E4439862

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,310 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this charming 1310 ft<sup>2</sup> townhouse in Belmont, perfect for growing families or first-time buyers! The bright, open-concept main floor features large windows and a modern kitchen with plenty of storage. Upstairs offers 3 spacious bedrooms, including a primary suite with access to a private second-floor deck. The fully finished basement adds flexible space for a rec room, playroom, or home office. Step outside to a large backyard that backs onto greenspace—ideal for kids, pets, and outdoor fun. Located near schools, parks, trails, Clareview Rec Centre, shopping, and LRT access, this home has everything your family needs!

Built in 1976

### Essential Information

MLS® #	E4439862
Price	\$234,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	1976



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13049 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K3

### Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	Zone 35
Condo Fee	\$418

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