



Edmonton 02 Belvedere
#3 13450 FORT RD NW

LP: \$89,800

SP:



ACTIVE

List ID #: E4259114 **Type:** Carriage
DOM: 0 **Style:** Bi-Level
Rms Abv Gd: 3 **Year Blt:** 1977
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 1 / 1 **Bsmt Dev:** No Basement
Total Flr (SF): 592.02 **Total Flr (M):** 55.00

Why rent when you can own this great 1045 sq feet bi-level townhome in Belvedere. You will love all the updates that make this a great investment or first home! Main floor features a galley kitchen with extra pantry storage, dining room and a spacious living room that will fit your favorite sectional. Enjoy mornings on your concrete patio that looks onto park space. Your upper level features a king size primary room and a large second room, and a 4pc bathroom with lots of storage. In the foyer by your main entry is a separate indoor storage room for your winter tires or seasonal items. This townhome features an abundance of storage options with 2 suite access doors to the building. You will appreciate that your parking stall is near the front door with plug ins, additional stalls available to rent. Plenty of visitor parking with heat & water included in your condo fee. You'll be near LRT, transit, dining, and shopping. Enjoy easy access to Fort Road, Anthony Henday and the Northeast Health Centre.

Directions:

Virtual Tour: <https://vimeo.com/588055515>

Brochure: <http://www.3-13450-FortRoad.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	0	0				Upper:	55.00	592.02
Add Rms:	0	Finished Lvl:		2			Garage Dim:			AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:	Belvedere,StBernad		Lowr:	42.08	452.95
Fpl Type:							Jr High Schl:	Balwin,StCelia		BIGd:		
Parking:	Stall						High Schl:	MELaZerte,O'Leary		Total A.G.	55.00	592.02

Living Rm:	3.55x5.55m	L	Master Bdrm:	3.15x4.67m	U
Dining Rm:	2.41x2.74m	L	Bedrm 2:	2.88x3.97m	U
Kitchen:	2.41x2.39m	L	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Storage Room	1.86x1.87m	U
Bonus Rm					

Flooring: Carpet, Laminate Flooring, Vinyl Plank **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Hot Water
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Backs Onto Park/Trees, No Back Lane, Schools, Shopping Nearby **Amen/Features:** Intercom, Laundry-Common, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-Locker Room

Goods Incl: Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric **Restrict:** None Known

Warranty:

Front Expos: East
Prop Class: Condo
Condo Name: Belvedere Court
Prk Encl/TTL: / 1 /

Goods Excl:

Condo/HOA: **Condo:** \$607.00 **HOA:**
 Exterior Maintenance, Heat, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer

Lot Sq (M):	150.45	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	RA7
Conform:		Front Expos:	East
Taxes:	\$811.33	Local Improv:	/Yr:
	Tax Yr: 2020		