

## \$195,000 - 106 13625 34 Street, Edmonton

MLS® #E4439736

**\$195,000**

2 Bedroom, 2.00 Bathroom, 992 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to Chelsea Greene! This turn-key condo is located in a desirable adults-only building and shines with pride of ownership throughout! This well-maintained END UNIT offers a spacious entry, a large in-suite laundry room with extra storage (shelving unit included), and a bright open-concept layout connecting the kitchen, living, and dining areas. Enjoy updated flooring, loads of natural light, and a balcony with gas BBQ hookup. With 2 bedrooms and 2 full bathrooms, the layout is ideal for shared living or guests. Bonus features include TWO parking stalls: one surface and one heated underground, as well as a storage locker. All appliances are included for true move-in ready convenience. The building offers an elevator, social room, and visitor parking, plus it is walkable to coffee shops, parks and shopping, making this the perfect low-maintenance home in a fantastic location!

Built in 2007

### Essential Information

MLS® #	E4439736
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	992
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 13625 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E3

### Amenities

Amenities	Detectors   Smoke,   Patio,   Secured   Parking,   Security   Door, Storage-In-Suite, Storage Cage
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In,   Dryer,   Microwave   Hood   Fan,   Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	17
Zoning	Zone 35
Condo Fee	\$666

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Listing information last updated on June 17th, 2025 at 10:34am MDT