

## \$164,900 - 305 13635 34 Street, Edmonton

MLS® #E4457252

**\$164,900**

2 Bedroom, 2.00 Bathroom, 897 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to Chelsea Greene! This 18+ condo is move-in ready, offering a bright and functional layout with fresh paint, newer vinyl plank flooring and an abundance of natural light. The white peninsula kitchen with an eat up counter seamlessly connects to the open living and dining area where a garden door leads to your south facing covered balcony perfect for relaxing or BBQing with the gas hookup. The thoughtfully designed floor plan places the primary suite on one side, complete with a walk thru closet and 3pc ensuite. On the opposite side, you'll find a spacious 2nd bedroom, 4pc bath and a large laundry/storage room, ideal for guests or shared living. Added conveniences include a titled underground heated parking stall with storage cage. The well managed building features a social room, exercise room, visitor parking and access to a walking trail that leads directly to Belmont Town Centre with shopping, restaurants and everyday amenities. Plus, easy access to major routes!

Built in 2006

### Essential Information

MLS® # E4457252

Price \$164,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 897                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 13635 34 Street |
| Area        | Edmonton            |
| Subdivision | Belmont             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0C4             |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Patio, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 35              |
| Condo Fee      | \$604                |

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Listing information last updated on September 20th, 2025 at 11:32am MDT