

\$65,000 - 31 13220 Fort Road, Edmonton

MLS® #E4456743

\$65,000

1 Bedroom, 1.00 Bathroom, 615 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

TOP FLOOR!! Spacious 1 bedroom and full bathroom suite. Move in Ready!! Bright and sunny living room with patio doors to a BALCONY and a beautiful VIEW to the courtyard!! New flooring in the bedroom and living room. Great sized kitchen and dining area. Large bedroom and a bonus STORAGE room. Excellent location! Close to Belvedere LRT, great restaurants, Manning Crossing shopping, Manning Town Centre shopping, Costco, Superstore and Walmart. Low condo fees include heat and water. This home is perfect for the investor or first time home buyer. Come see for yourself!



Built in 1970

Essential Information

MLS® #	E4456743
Price	\$65,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

Status	Active
--------	--------

Community Information

Address	31 13220 Fort Road
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C2

Amenities

Amenities	No Animal Home, No Smoking Home, Security Door, Storage-In-Suite
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Picnic Area, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
Days on Market	3
Zoning	Zone 02
Condo Fee	\$295

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 September 11th, 2025 at 9:02pm MDT