

\$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 ft² 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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Listing information last updated on June 16th, 2025 at 9:47am MDT