

## \$89,900 - 1006 12841 65 Street, Edmonton

MLS® #E4451650

**\$89,900**

1 Bedroom, 1.00 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

INVESTMENT OPPORTUNITY: TOP FLOOR (10TH floor) LARGEST 1 BEDROOM in Burlington Towers, with a EAST FACING BALCONY 28 Feet long by 6 Feet Wide, with a BEAUTIFUL VIEW. A CONCRETE BUILDING very SECURE with Key fob Entrance & Camera Surveillance. CONDO FEES INCLUDE ALL BASIC UTILITIES (electricity, heat, water/sewer) & Partially Covered Parking Stall for only \$441.32/month. Card Operated Laundry Rooms on Every Floor, Telus Optik is wired through the building. BELVEDERE LRT STATION just a couple blocks way! Inside the unit, NEW VINYL PLANK FLOORING through the LIVING ROOM & BEDROOM. Lots of Closets throughout including a storage room too. Kitchen Stainless Steel Appliances & lino flooring, Bathroom with Waterfall Tile in the surrounding the tub. Countertops once replaced, and entire suite freshly painted with modern colors. QUICK POSSESSION AVAILABLE. RECENT BUILDING UPGRADES include: Elevators 2025, Mailbox Room 2024, Parking Lot 2020, Roof 2018 + much more.

Built in 1981

### Essential Information

MLS® # E4451650

Price \$89,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 661                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1006 12841 65 Street |
| Area        | Edmonton             |
| Subdivision | Belvedere            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 4N4              |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking Spaces | 1                                                       |
| Parking        | Stall, See Remarks                                      |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                        |
| # of Stories | 10                                                                            |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                  |
| Exterior Features | Flat Site, Public Transportation, Schools, View City, See Remarks |
| Roof              | EPDM Membrane                                                     |
| Construction      | Concrete, Stucco                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025  
Days on Market                24  
Zoning                              Zone 02  
Condo Fee                        \$441

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