

## \$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,<br>Storage-In-Suite, Storage Cage |
| Parking   | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In,   Dryer,   Microwave   Hood   Fan,   Refrigerator,<br>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<br>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 16th, 2025 at 11:47pm MDT