

# \$215,000 - 119, 13625 34 Street, Edmonton

MLS® #A2244397

## \$215,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Belmont\_EDM, Edmonton, Alberta

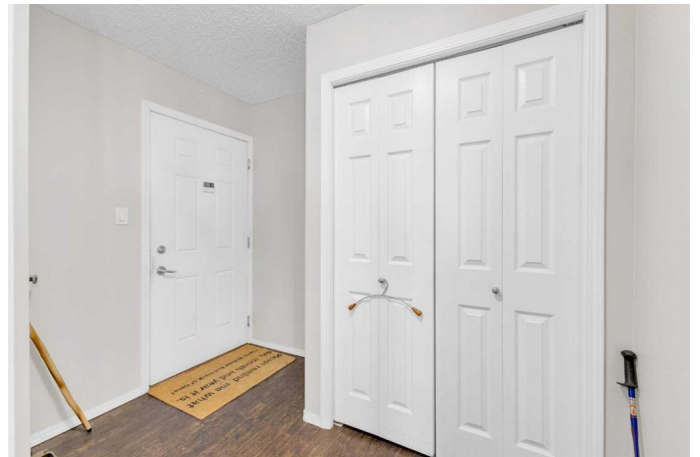
Turnkey rental opportunity in a fully renovated ground-floor unit with secure underground parking. This spacious 2-bed, 2-bath layout includes a large open-concept living space, modern kitchen with updated counters and cabinetry, and in-suite laundry for added convenience. The primary suite features a walk-through closet and private 3-piece ensuite, while the second bedroom sits next to a full 4-piece bath—ideal for shared accommodations.

Tenants are already in place, making this a hassle-free addition to your portfolio. With its private patio, ground-level access, and proximity to amenities, this unit checks all the boxes for low-maintenance, cash-flow-ready investment.

Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244397    |
| Price          | \$215,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,086       |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 119, 13625 34 Street |
| Subdivision | Belmont_EDM          |
| City        | Edmonton             |
| County      | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5Y 0L1              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Secured Parking, Storage |
| Parking Spaces | 1                                 |
| Parking        | Underground                       |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                        |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Construction      | Brick, Vinyl Siding, Wood Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 93              |
| Zoning         | R2              |
| HOA Fees       | 727             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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