

## \$135,000 - 30 13580 38 Street, Edmonton

MLS® #E4452103

**\$135,000**

2 Bedroom, 1.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Perfect investment or starter for a young couple or family, ideally located with walking distance to major shopping like Walmart, Superstore and Costco. Lifestyle amenities like elementary school, park, playground, health and leisure center plus bus transfer station and LRT to the University. End unit just within steps to assigned parking stall. Open concept design, features upgraded vinyl flooring, freshly repainted, allowing bright sunlight from a large picture window in the living room. Modern dark espresso kitchen cabinets, stainless-steel appliances, plenty of working space on the granite-look countertop. Spacious storage/laundry room on main floor. Upstairs, we have three bedrooms for a growing family. Renovated main bathroom has a new white vanity and matching sink. Complex underwent major upgrades in recent years, like shingles, windows, and exterior stucco finish. Condo fees include Heat and Water, making it easy to budget monthly expenses.

Built in 1976

### Essential Information

MLS® # E4452103

Price \$135,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 13580 38 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W7

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                1  
Zoning                              Zone 35  
Condo Fee                        \$476

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