

## \$300,000 - 13219 38 Street, Edmonton

MLS® #E4458595

**\$300,000**

3 Bedroom, 1.50 Bathroom, 719 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Affordable, turnkey, nestled neatly between both nature AND amenities – a rare combination with something for everyone! This thoughtfully renovated Belmont bi-level offers 1,360sq ft total living area tucked away on a quiet, low-traffic street, steps to schools, parks & ravine. A vaulted front entry welcomes you to a space filled with light from new, full-sized windows throughout. On the main, a cozy formal living area with warm hardwood leads through to 2 bedrooms, a freshly updated 4pc bath & a sparkling new kitchen featuring garden doors that look out over the deck & spacious, private back yard. The lower level stars a substantial primary bedroom, boasting room for a king & a dream walk-in closet. A 2nd, sunny living area, half bath, storage & utility closet featuring newer furnace, tankless hot water & washer/dryer complete the package. The front drive provides ample off-street parking so you can leave your car at home & take advantage of convenient bus & LRT access. Enjoy the best of all worlds!

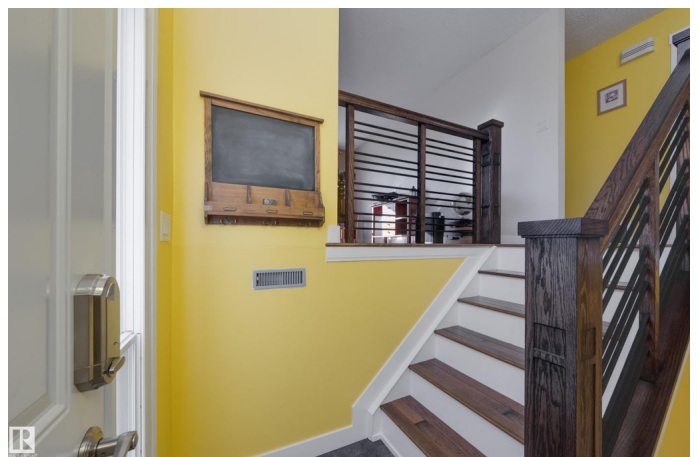
Built in 1975

### Essential Information

MLS® # E4458595

Price \$300,000

Lease Rate \$11



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 719           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13219 38 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3G3         |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 3                                                                                                                             |
| Parking        | Front Drive Access, No Garage                                                                                                 |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                             |
| Stories      | 2                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Finished                                                                                        |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                               |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Belmont/Elizabeth Seton    |
| Middle     | John D Bracco/Elizabeth Se |
| High       | Eastglen/Austin Oâ€™Brien  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 35              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 24th, 2025 at 2:47am MDT