

# \$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

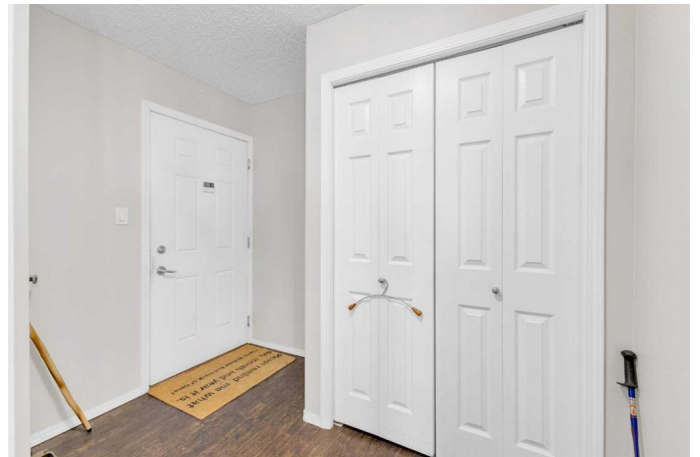
Turnkey rental opportunity in a fully renovated ground-floor unit with secure underground parking. This spacious 2-bed, 2-bath layout includes a large open-concept living space, modern kitchen with updated counters and cabinetry, and in-suite laundry for added convenience. The primary suite features 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 | 58              |
| Zoning         | R2              |
| HOA Fees       | 727             |
| HOA Fees Freq. | MON             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.