

## **\$85,000 - # 9 B-13230 Fort Road Nw, Edmonton**

MLS® #E4311296

**\$85,000**

1 Bedroom, 1.00 Bathroom, 624 sqft

Condo / Townhouse on 0.02 Acres

Belvedere, Edmonton, AB

FULLY RENOVATED! MODERN AND OUTSTANDING! WELCOME TO UNIT 9B IN BELVEDERE'S WINSTON ARMS CONDO BUILDING! THIS ONE BEDROOM SUITE HAS JUST OVER 624 SQUARE FEET OF UPGRADED LIVING SPACE, CERAMIC TILE AND GUNSTOCK LAMINATE FLOORS, CUSTOM DARK DELTON KITCHEN CABINETS WITH CROWN MOLDINGS, TILE KITCHEN BACKSPLASH, MIDNIGHT QUARTZ KITCHEN COUNTERTOPS, ALL "NEW" UPGRADED LIGHT FIXTURES, NEW VINYL WINDOWS, UPGRADED BATH WITH WATERFALL SINK AND NEW CORAL TUB, A SPACIOUS MASTER BEDROOM WITH UPGRADED BI-FOLD CLOSET DOORS....ALL PROFESSIONALLY RENOVATED! JUST MOVE IN AND ENJOY OR A GREAT REVENUE PROPERTY! BUILDING IS SECONDS FROM EVERYTHING INCLUDING SHOPPING, LRT, ENTERTAINMENT, AND RECREATION...BUILDING HAS A STRONG RESERVE FUND! PROPERTY COMES WITH ONE POWERED ASSIGNED PARKING STALL! HIGH ASSUMABLE MORTGAGE FOR A QUALIFIED BUYER!

Built in 1970

### **Essential Information**



MLS® #	E4311296
Price	\$85,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.02
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

### Community Information

Address	# 9 B-13230 Fort Road Nw
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1C2

### Amenities

Amenities	Detectors Smoke, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Cable TV Connection, Vinyl Windows, See Remarks
Features	Detectors Smoke, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Cable TV Connection, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Parking Pad Cement or Paved

### Interior

Interior	Ceramic Tile, Laminate Flooring
Interior Features	Refrigerator, Stove-Countertop Electric, Fan-Ceiling
Heating	Baseboard
# of Stories	1
Basement	No Basement, None

### Exterior

Exterior	Stucco
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, View City
Construction	Wood Frame

**Additional Information**

Date Listed	August 30th, 2022
Condo Fee	\$231

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