

## \$89,000 - 802 12841 65 Street, Edmonton

MLS® #E4434136

**\$89,000**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this bright and spacious one-bedroom condo located in the desirable Burlington Tower, nestled in the heart of the Belvedere community. Offering over 650 square feet of comfortable living space, this well-maintained unit is perfect for first-time buyers, downsizers, or investors alike. Enjoy an open-concept layout that seamlessly connects the living and dining areas, providing plenty of room for relaxation or entertaining guests. The large windows fill the space with natural light, creating a warm and inviting atmosphere throughout the day. The generously sized bedroom offers a peaceful retreat. Condo fees are \$450.75/month and include all utilities Electricity, Heat, and Water, offering great value and ease of budgeting. Located just steps from public transportation, including LRT access, and within walking distance to shopping centres, schools, parks, and restaurants, this condo offers unbeatable convenience. Donâ€™t miss your chance to own an affordable home in a well-established neighborhood.

Built in 1981

### Essential Information

MLS® # E4434136

Price \$89,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 650                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 802 12841 65 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4N4             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Intercom, Security Door |
| Parking   | Parkade   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 10  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Balwin School       |
| Middle     | Balwin School       |
| High       | M.E. LaZerte School |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 59            |
| Zoning         | Zone 02       |
| Condo Fee      | \$451         |

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Listing information last updated on June 30th, 2025 at 12:48pm MDT