

# \$260,000 - 13429 40 Street, Edmonton

MLS® #E4433249

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,291 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this 2 story townhouse located in the heart of the Northeast community of Belmont. Park your car in the single attached garage or the driveway and make your way inside. Once inside you will find a spacious entrance with a 2-piece bathroom, a good size living room, dining room and kitchen with room to move around in. Make your way upstairs and you will find a Huge primary bedroom with a good size balcony, a full 4-piece bathroom and 2 more bedrooms. Main and upper levels have hardwood flooring. Once downstairs you will find a laundry room, storage room, utility room and massive rec room. Spend your evenings on the large patio out back. Close to schools, shopping, rec center with swimming, fitness, and skating, golfing, ski hill, and so much more!



13429 40 St NW, Edmonton, AB

Main Floor Exterior Area 582.03 sq ft  
Interior Area 540.32 sq ft  
Excluded Area 215.34 sq ft



0 4 8 ft PREPARED: 20250423  
While regions are excluded from total floor area in KSLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433249  |
| Price          | \$260,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,291     |
| Acres          | 0.00      |

|            |                   |
|------------|-------------------|
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13429 40 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3L9         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Closet   Organizers,   Deck,   Detectors   Smoke,   Parking-Visitor,   Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                      |
| Parking        | Single Garage Attached                                                                                 |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 2                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                          |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                                          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 35 |
| Condo Fee      | \$407   |

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Listing information last updated on May 1st, 2025 at 3:17am MDT