

## **\$159,950 - 46 13590 38 Street, Edmonton**

MLS® #E4462026

**\$159,950**

3 Bedroom, 1.00 Bathroom, 1,089 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Attention First-Time Home Buyer or Investor! Completely renovated 3-bedroom Townhome in Clareview Place. New kitchen, Upgraded Bathroom, New vinyl flooring throughout the unit, freshly painted, new doors with casings, and black finish hardware. The complex has undergone major upgrades, including new PVC windows, a Stucco finish on the exterior, and Asphalt Shingles. Bright and open plan on the main floor, the living room offers plenty of space for all your furniture and flexibility in choosing a place for your dining room table. Galley kitchen and a main floor laundry/storage room. Huge Master Bedroom with double sliding closets and extra space for a wardrobe or computer desk. Assigned parking stall in front of the unit, plenty of street parking and a large front deck, perfect for Patio Set and BBQ. Great location within walking distance to schools, park, playground, community leisure center, bus service, LRT and major shopping like Superstore, Walmart and Costco.

Built in 1976

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4462026  |
| Price    | \$159,950 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,089             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 13590 38 Street |
| Area        | Edmonton           |
| Subdivision | Belmont            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 2W7            |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                        |
| Parking        | Stall                                                                                    |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | None, No Basement                                     |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$601              |

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 October 19th, 2025 at 3:32pm MDT