

## \$269,900 - 13445 40 Street, Edmonton

---

MLS® #E4454255

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

GREAT TOWNHOUSE WITH SINGLE ATTACHED GARAGE. RECENTLY RENOVATED 1280 SQ FT OF LIVING SPACE PLUS FINISHED BASEMENT. RECENTLY REOVATED. GREAT AREA CLOSE TO SHOPPING, SCHOOLS ETC. 1 FULL BATH UPSTAIRS AND 1/2 DOWNSTAIRS, SPACIOUS YARD. NEW FRIDGE



Built in 1975

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4454255          |
| Price          | \$269,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

Address 13445 40 Street

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 3                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Brick, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$407             |

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 August 24th, 2025 at 10:47am MDT