

## \$322,000 - 9 13615 34 Street, Edmonton

MLS® #E4449013

**\$322,000**

2 Bedroom, 2.00 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Quiet, private, and perfectly located—this 50+ END-unit BUNGALOW backs onto PEACEFUL GREEN SPACE in Chelsea Green Villas. Enjoy low-maintenance living with no snow to shovel or lawn to mow. Featuring 2 bedrooms, 2 baths, open-concept layout, 9'™ ceilings, and an unfinished basement. The front bedroom is perfect as an office or guest room. New roof with 50-year warranty, single attached garage, lots of visitor parking, and walking distance to shopping. Enjoy adult living in this wonderful Community!

Built in 2005

### Essential Information

MLS® #	E4449013
Price	\$322,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information



Address	9 13615 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0B3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Gated Community, Low Maintenance Landscape, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	Zone 35
Condo Fee	\$325

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