

## \$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 | 12              |
| Zoning         | Zone 35         |
| Condo Fee      | \$325           |

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Listing information last updated on August 3rd, 2025 at 1:02am MDT