

## \$147,900 - 301 12838 65 Street, Edmonton

MLS® #E4447580

**\$147,900**

2 Bedroom, 1.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

RARE FIND! Move-in ready 2-bed, 1-bath condo just over 800 sq ft on the 3rd floor of a quiet, well-maintained building. Open-concept layout with newer laminate and tile flooring. Completed with fresh paint throughout! The bathroom, with jetted tub connects to both the primary bedroom and front hall. Enjoy in-suite laundry, large in-suite storage, and an east-facing balcony surrounded by mature trees for a private, peaceful setting. Central A/C for year-round comfort. Includes titled underground parking and private storage room in the heated, secure underground parkade. Handy exercise room. Great location—5 mins to LRT, close to all shopping, Wayne Gretzky Dr & Yellowhead.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4447580          |
| Price          | \$147,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 809               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 12838 65 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 5H3             |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground                                                                       |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                                                            |
| # of Stories      | 4                                                                                                                                                                 |
| Stories           | 1                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | None, No Basement                                                                                                                                                 |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |

|           |         |
|-----------|---------|
| Zoning    | Zone 02 |
| Condo Fee | \$524   |

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Listing information last updated on August 2nd, 2025 at 10:47pm MDT