



## 13625 34 Street 317 Edmonton AB

\$154,900

Bright and modern 2-bed 2-bath condo in Belmont, south-facing unit with a park view! Great layout with bedrooms at either side of the living room, and central kitchen w/all-white cabinets, pantry closet, and dining nook. Living room has patio access to large deck w/gas outlet for barbecue. Primary suite features dual closets and 3-pc ensuite bath w/oversized glass shower. Shared 4-pc bath and spacious secondary bedroom offer plenty of room for hosting guests or living with roommates. In-suite laundry and storage for convenience, plus titled underground parking stall and storage area in the parking garage included. Professionally managed building with condo fees that include heat + water. Excellent location within walking distance to Belmont TC shopping center and easy access to Yellowhead Trail, Henday Drive, and Clareview LRT station!

Listing Presented By:



Originally Listed by:  
Sweetly

prosserjenn@gmail.com  
<https://sweetly.ca/sweetly-real-estate-listings>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)