

# **\$139,900 - 106 12838 65 Street, Edmonton**

MLS® #E4447068

**\$139,900**

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

A condo that's the COMPLETE package â€“ connected, comfortable, & competitively priced! This fabulous 2 bed, 2 bath corner unit is conveniently located on a tree lined street only 5 mins away from the LRT. Whether you're commuting downtown or driving across the city, you're always steps from where you need to be. With a titled underground heated parking spot, a fitness room, & in-suite laundry, you have all the luxuries you need without breaking the bank! This suite offers 824sqft of smartly designed open concept living space which is perfectly positioned to split the 2 bedrooms, offering enhanced privacy for you and your guests. Your main areas have vinyl plank flooring & there is extra storage space tucked away in the laundry room. The kitchen has a pantry, garburator, & a peninsula island so you can pull up a stool to quickly enjoy your morning coffee. The primary suite comes with its own 4pc ensuite and ample closet space. A private, gorgeous covered patio with glass railings is the icing on the cake!

Built in 2004

## **Essential Information**

MLS® # E4447068

Price \$139,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 12838 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5H3

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Private

	Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Francis
Middle	Highlands
High	M.E. LaZerte

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	2
Zoning	Zone 02
Condo Fee	\$536

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