

\$299,900 - 13434 33 Street, Edmonton

MLS® #E4434366

\$299,900

2 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

NO CONDO FEES! Incredible opportunity for first time home buyer or investor to own this well kept Half Duplex backing onto Green Space in the friendly family community of Belmont. This property offers bright open concept living space on the main level, featuring a spacious kitchen with a large window over the sink, island counter, dining room and living room with a gas burning fireplace. Two Primary spacious Bedrooms with ensuite and walk in closet on the upper level. Enjoy the sunlight on your very own spacious private west backing backyard surrounded by beautiful mature trees. Single attached garage is perfect for storage or your car or SUV. Home is walking distance to schools, shopping, and public transportation. Conveniently located and close proximity to Clareview LRT, Costco, Yellowhead trail and other amenities. This home is a must see!

Built in 1996

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434366 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,227 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13434 33 Street |
| Area | Edmonton |
| Subdivision | Belmont |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 5C1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 3rd, 2025 |
|-------------|---------------|

Days on Market 16

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2025 at 10:32am MDT