

## \$149,900 - 301 12838 65 Street, Edmonton

MLS® #E4447580

**\$149,900**

2 Bedroom, 1.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

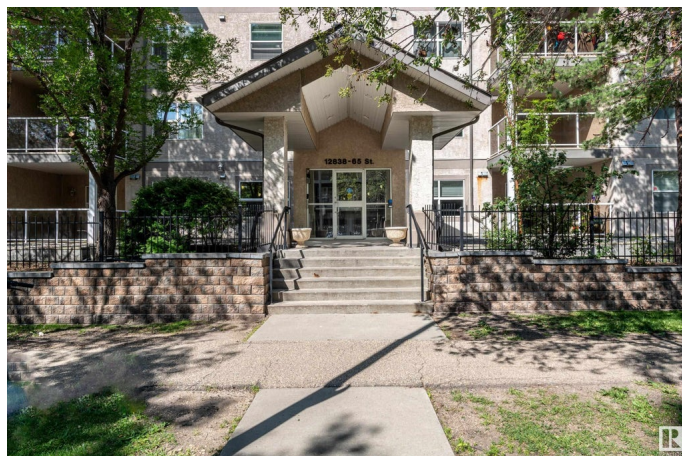
Belvedere, Edmonton, AB

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	\$149,900
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	15

Zoning	Zone 02
Condo Fee	\$524

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 July 29th, 2025 at 6:02am MDT