

## \$89,000 - 802 12841 65 Street, Edmonton

MLS® #E4434136

**\$89,000**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this bright and spacious one-bedroom condo located in the desirable Burlington Tower, nestled in the heart of the Belvedere community. Offering over 650 square feet of comfortable living space, this well-maintained unit is perfect for first-time buyers, downsizers, or investors alike. Enjoy an open-concept layout that seamlessly connects the living and dining areas, providing plenty of room for relaxation or entertaining guests. The large windows fill the space with natural light, creating a warm and inviting atmosphere throughout the day. The generously sized bedroom offers a peaceful retreat. Condo fees are \$450.75/month and include all utilities Electricity, Heat, and Water, offering great value and ease of budgeting. Located just steps from public transportation, including LRT access, and within walking distance to shopping centres, schools, parks, and restaurants, this condo offers unbeatable convenience. Donâ€™t miss your chance to own an affordable home in a well-established neighborhood.

Built in 1981

### Essential Information

MLS® # E4434136

Price \$89,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	802 12841 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4N4

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Intercom, Security Door
Parking	Parkade

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Balwin School
Middle	Balwin School
High	M.E. LaZerte School

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	38
Zoning	Zone 02
Condo Fee	\$451

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