

\$300,000 - 13219 38 Street, Edmonton

MLS® #E4458595

\$300,000

3 Bedroom, 1.50 Bathroom, 719 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Affordable, turnkey, nestled neatly between both nature AND amenities – a rare combination with something for everyone! This thoughtfully renovated Belmont bi-level offers 1,360sq ft total living area tucked away on a quiet, low-traffic street, steps to schools, parks & ravine. A vaulted front entry welcomes you to a space filled with light from new, full-sized windows throughout. On the main, a cozy formal living area with warm hardwood leads through to 2 bedrooms, a freshly updated 4pc bath & a sparkling new kitchen featuring garden doors that look out over the deck & spacious, private back yard. The lower level stars a substantial primary bedroom, boasting room for a king & a dream walk-in closet. A 2nd, sunny living area, half bath, storage & utility closet featuring newer furnace, tankless hot water & washer/dryer complete the package. The front drive provides ample off-street parking so you can leave your car at home & take advantage of convenient bus & LRT access. Enjoy the best of all worlds!

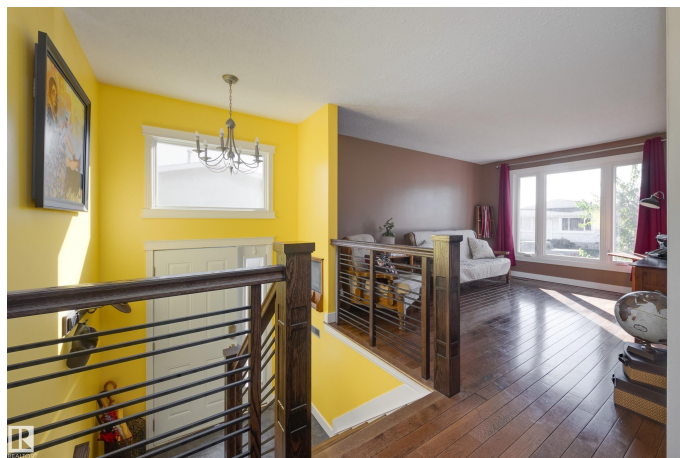
Built in 1975

Essential Information

MLS® # E4458595

Price \$300,000

Lease Rate \$11



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	719
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	13219 38 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3G3

Amenities

Amenities	Off Street Parking, Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	3
Parking	Front Drive Access, No Garage

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Belmont/Elizabeth Seton
Middle	John D Bracco/Elizabeth Se
High	Eastglen/Austin Oâ€™Brien

Additional Information

Date Listed	September 19th, 2025
Days on Market	14
Zoning	Zone 35

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Listing information last updated on October 3rd, 2025 at 9:17am MDT