

\$322,000 - 9 13615 34 Street, Edmonton

MLS® #E4449013

\$322,000

2 Bedroom, 2.00 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Quiet, private, and perfectly located—this 50+ END-unit BUNGALOW backs onto PEACEFUL GREEN SPACE in Chelsea Green Villas. Enjoy low-maintenance living with no snow to shovel or lawn to mow.

Featuring 2 bedrooms, 2 baths, open-concept layout, 9'™ ceilings, and an unfinished basement. The front bedroom is perfect as an office or guest room. New roof with 50-year warranty, single attached garage, lots of visitor parking, and walking distance to shopping. Enjoy adult living in this wonderful Community!

Built in 2005

Essential Information

MLS® #	E4449013
Price	\$322,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information



Address	9 13615 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0B3

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
-----------	--

Parking	Front Drive Access, Single Garage Attached
---------	--

Interior

Interior Features	ensuite bathroom
-------------------	------------------

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
------------	--

Heating	Forced Air-1, Natural Gas
---------	---------------------------

Fireplace	Yes
-----------	-----

Fireplaces	Mantel, Wall Mount
------------	--------------------

Stories	1
---------	---

Has Basement	Yes
--------------	-----

Basement	Full, Unfinished
----------	------------------

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Backs Onto Park/Trees, Corner Lot, Gated Community, Low Maintenance Landscape, Private Setting, Shopping Nearby
-------------------	---

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Vinyl
--------------	-------------

Foundation	Concrete Perimeter
------------	--------------------

Additional Information

Date Listed	July 22nd, 2025
-------------	-----------------

Days on Market	12
----------------	----

Zoning	Zone 35
--------	---------

Condo Fee	\$325
-----------	-------

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 August 3rd, 2025 at 9:47am MDT