

## \$350,000 - 13004 Fort Road, Edmonton

MLS® #E4461866

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this refreshed and move-in-ready 4-bedroom, 2 full bathroom home with a SEPARATE SIDE ENTRANCE, nestled in a convenient location the community of Belvedere. Bright and spacious, this home is filled with natural light throughout, creating a warm and inviting atmosphere. The functional layout includes a generous living area, updated kitchen, and finished basement – perfect for growing families or those needing extra space. The home has been refreshed and is move in ready. Step outside to enjoy the large backyard, ideal for entertaining, gardening, or just relaxing in your private outdoor space. Home has new shingles. A double detached garage provides ample parking and storage. Located close to shopping, public transit, schools, and major roadways, this property offers easy access to everything you need, whether you're commuting or enjoying local amenities. Don't miss your chance to own this well-cared-for home owned by the same family for over 25 years.

Built in 1964

### Essential Information

MLS® # E4461866

Price \$350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13004 Fort Road |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1B8         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, See Remarks |
| Parking   | Double Garage Detached               |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

Date Listed           October 12th, 2025

Days on Market     5

Zoning               Zone 02

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