

## \$76,900 - 12914 64 Street, Edmonton

MLS® #E4422733

**\$76,900**

1 Bedroom, 1.00 Bathroom, 592 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Attention Investors! This extremely well priced, renovated, clean and bright condo has a long term renter who would love to stay! Featuring almost 600sqft, this 1 bedroom, 1 bathroom unit has brand new flooring in the galley kitchen, bedroom and bathroom! Some other features include a large living room, in suite storage and a large private east balcony for BBQ's and relaxing. It is located on the top floor of this well managed condo complex. Walking distance to schools, shopping, casino, major road ways and LRT is a half block away, putting you downtown or the south side in minutes. Perfect for a university or college students first investment. ACT FAST!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4422733          |
| Price          | \$76,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 592               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12914 64 Street |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0Y1         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Stall                                 |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | 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    | February 24th, 2025 |
| Days on Market | 110                 |
| Zoning         | Zone 02             |
| Condo Fee      | \$410               |

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