

Courtesy Of Tahnee Botten Of Schmidt Realty Group Inc

## **\$275,000 - 13520 33 Street Nw, Edmonton**

MLS® #E4266323

### **\$275,000**

2 Bedroom, 4.00 Bathroom, 1,137 sqft  
Single Family on 0.07 Acres

Belmont, Edmonton, AB

NO CONDO FEES. Fully finished 2-storey Half Duplex - with dual masters and 3.5 baths, backing onto green space. This duplex features recent upgrades: fridge (2020), hot tub (2020), fence (2019), shingles (2018) and hot water tank (2017). Upstairs you have dual master bedrooms, one with additional sitting area, which would be great as office space. Both have walk in closets and 4-piece en-suites. Main floor big windows over look backyard. Large living room, open to kitchen, dining room and patio door to deck. Garage access and 2-piece bath complete this floor. Basement has second living room, laundry room and 3-piece bath. Single attached garage. Fully fenced, west facing back yard with: dura deck, fire pit, hot tub and gate access to green space. Additional street parking behind duplex along green space. Walking distance to many shops, amenities, restaurants and public transportation. Quick access to Victoria Trail, Manning Drive and Clareview LRT.



Built in 1997

### **Essential Information**

MLS® #	E4266323
Price	\$275,000
Bedrooms	2

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,137
Acres	0.07
Year Built	1997
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE
Zone	Zone 35

### Community Information

Address	13520 33 Street Nw
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5E1

### Amenities

Features	Deck, Porch, Hot Tub, Laundry-In-Suite
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior	Carpet, Laminate Flooring
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Oven-Microwave, Hood Fan
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

### Exterior

Exterior	Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby, Flat Site, Low

Maintenance Landscape, Public Transportation

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

### **Additional Information**

Date Listed October 13th, 2021

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Listing information last updated on November 28th, 2021 at 2:01pm MST