

## \$163,000 - 406 12838 65 Street, Edmonton

MLS® #E4435746

**\$163,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

This top floor corner unit is spacious with a view of downtown and just a 3 minute walk (1.1 km) to the LRT Station. Enjoy in-suite air conditioning on the hot summer nights. The laundry room offers additional space for all your storage needs. The unit has been freshly painted and carpets cleaned so don't hesitate this home is move-in ready. The Bonavista is a very secure building, even the underground parking can only be accessed by using a fob. The parking stall #120 is located just left as you enter the underground parking. Hallways and common areas including the exercise room are spotless. This is a very clean building for sure and well maintained. Just a block away you will find the iconic "Transit Hotel" which has been repurposed with what is now the "Transit Smokehouse & BBQ" open Tuesday to Saturday 11:00 AM - 9:00 PM. The community of Belvedere has a lot to offer with good proximity to the Yellowhead making your commute easy as well as transit, shops, schools and parks.

Built in 2004

### Essential Information

MLS® # E4435746

Price \$163,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	406 12838 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5H3

### **Amenities**

Amenities	Exercise Room, Patio, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                3  
Zoning                              Zone 02  
Condo Fee                        \$536

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Listing information last updated on May 12th, 2025 at 8:32am MDT