

## \$200,000 - 31 Belmead Gardens Gardens, Edmonton

MLS® #E4431391

**\$200,000**

3 Bedroom, 1.50 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

**ATTENTION INVESTORS & FIRST TIME BUYERS!!** Ready to build a little sweat equity? This well laid out, end unit townhouse features 3 bedrooms, 1.5 baths and a fully finished basement, but needs some new flooring. Located just steps from the conveniently located assigned parking stall, step inside and you'll find over 1400 sq feet of total living space. Start with a pleasant kitchen with lots of counter space, big bright window, pantry and stainless steel appliances. The living & dining rooms are spacious with large window and there is a handy half bath located on this level.

Upstairs you'll find 3 bedrooms with good closet space and a four-piece bath. The basement is finished - perfect for a tv room or kids' play area. There's a fenced yard that needs some tlc, and the complex is beautifully located - with great access to the Whitemud, Henday and new LRT line that is underway. Very rentable, as it will have great access to downtown, Grant MacEwan, U of A. This unit offers an outstanding opportunity.

Built in 1975

### Essential Information

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Price \$200,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	986
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 Belmead Gardens Gardens
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1J1

### Amenities

Amenities	Parking-Plug-Ins, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	10
Zoning	Zone 20
Condo Fee	\$342

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