

# \$100,000 - 209 12841 65 Street, Edmonton

MLS® #E4451739

**\$100,000**

2 Bedroom, 1.00 Bathroom, 827 sqft  
Condo / Townhouse on 0.00 Acres

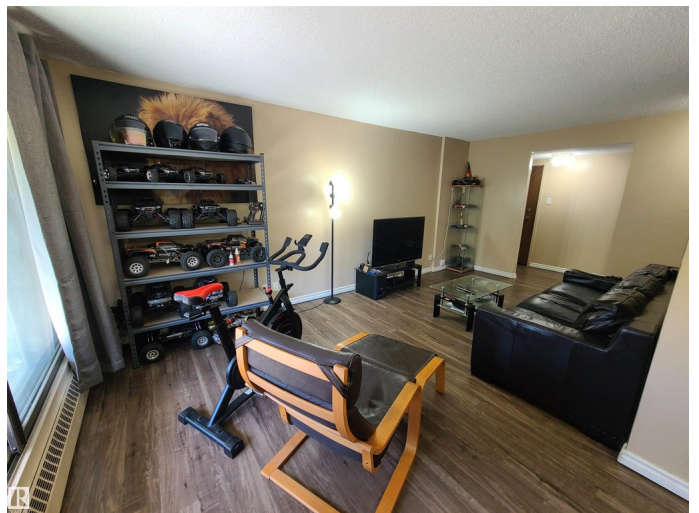
Belvedere, Edmonton, AB

GREAT VALUE in this bright and spacious 2-bedroom unit in well-managed Burlington Tower. Ideal for first-time buyers, investors, or downsizers! This concrete high-rise offers peace of mind and long-term durability. The unit features a large living room, functional kitchen, and separate dining area. The oversized balcony is perfect for relaxing or entertaining. Condo fees (\$548/mth) include heat, water, electricity, and 1 parking stall offering excellent value. Currently occupied by a tenant, this is a great investment opportunity with rental income already in place. Conveniently located within walking distance to the LRT, shopping, schools, parks, and transit. Building includes secure entry and professional management. Don't miss this affordable opportunity in a central location!

Built in 1981

## Essential Information

MLS® #	E4451739
Price	\$100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	209 12841 65 Street
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4N4

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
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Days on Market	21
Zoning	Zone 02
Condo Fee	\$548

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Listing information last updated on August 28th, 2025 at 10:17am MDT