

# \$184,895 - 207 6315 135 Avenue, Edmonton

MLS® #E4428232

**\$184,895**

2 Bedroom, 2.00 Bathroom, 966 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

**IMMEDIATE POSSESSION!!** Concrete building! All Utilities included in condo fee. Amazing TOP FLOOR 2-bedroom, 2-bathroom condo in Holland Garden! This fantastic and spacious condo is located 5 minutes from Londonderry Mall and has easy access to the Anthony Henday, Downtown and Yellowhead. Perfect property for a variety of lifestyles; First Time Home Buyer, Student, Investor, Senior, or person wishing to downsize. Explore the condo lifestyle with minimal maintenance and no yard work. This unit faces the tree lined street with a large balcony, perfect for enjoying the outside while sipping your favourite beverage. Majority of the unit has been recently painted and carpets professionally cleaned (Pics have shadows but carpets are good in person). The thoughtful layout has insuite laundry and underground parking, making it both comfortable and convenient. Enjoy the fitness area overlooking the courtyard or relax in the lobby while waiting for a ride or guests. This is a great opportunity to own!

Built in 2006

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428232  |
| Price  | \$184,895 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 966                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 207 6315 135 Avenue |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 5J7             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, |

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Concrete, Brick, Stucco  
Foundation Slab

**Additional Information**

Date Listed March 30th, 2025  
Days on Market 11  
Zoning Zone 02  
Condo Fee \$646

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Listing information last updated on April 10th, 2025 at 12:47pm MDT