

# \$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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