

## **\$184,900 - 322 6315 135 Ave, Edmonton**

MLS® #E4425045

**\$184,900**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to Home Holland Gardens! This well-maintained condo in a solid concrete building offers modern comfort and convenience all at your fingertips. Unit 322 features 9-foot ceilings, stylish laminate flooring, fresh paint, and plenty of natural light flooding each room in the home. The kitchen combines function and charm with durable flooring and a built-in dishwasher that overlooks the living room and dining room. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite, while in-suite laundry adds extra convenience. Stay active with the on-site fitness facility, then unwind on the west-facing balcony with beautiful sunset views. This home also includes 1 underground secured parking spot with storage. Condo fees cover water, heat, and power for worry-free living. Close to schools, public transit, Londonderry Mall, grocery stores and Recreations centers. This unit also includes underground parking and extra storage. Don't miss out on this opportunity!

Built in 2006

### **Essential Information**

MLS® # E4425045

Price \$184,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	322 6315 135 Ave
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J7

### Amenities

Amenities	Closet Organizers, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	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	Concrete, Brick, Stucco
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

	Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	39
Zoning	Zone 02
Condo Fee	\$646

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 7:17am MDT