

## **\$179,900 - 110 6315 135 Avenue, Edmonton**

MLS® #E4432742

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

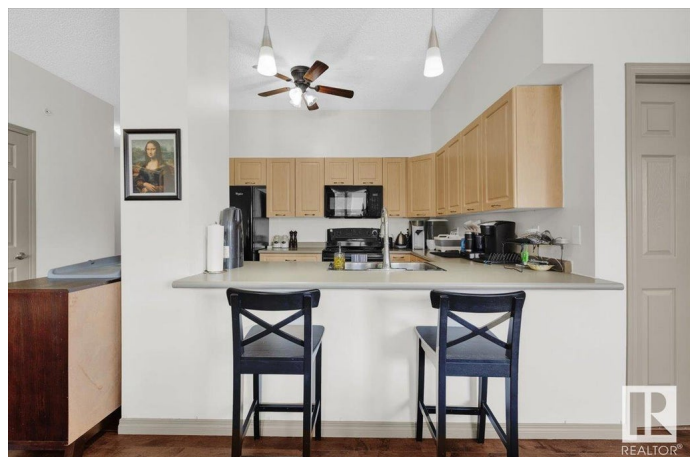
Amazing "END UNIT, CONCRETE building and ALL UTILITIES included in condo fee! This is a larger 2 bedroom 2 bathroom ground floor END UNIT with 9'™ ceilings, modern colours and finishes plus very large windows on 2 sides which makes it bright and welcoming. Open concept living with an eating bar in the kitchen and a large living/dining area. There are 2 spacious bedrooms, 2 full 4 pc bathrooms & in-suite laundry with a full sized washer & dryer. The primary bedroom has a walkthrough closet and a private 4-pc bathroom. This ground floor end unit faces south with a patio, gas BBQ hook up, private grassy area & visitor parking steps away so your guests can walk right up to your door. Very convenient for those with pets, children or an active outdoor lifestyle as there is no need to wait for elevators. Fitness room, underground heated parking stall close to the unit, storage cage and pets are allowed with Board approval. Close to LRT, Londonderry Mall, schools, public transit, all major roadways.

Built in 2006

### **Essential Information**

MLS® # E4432742

Price \$179,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	110 6315 135 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
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	Concrete Perimeter

### **School Information**

Elementary	Belvedere School
Middle	Balwin School
High	M.E. Lazerte

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	Zone 02
Condo Fee	\$713

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 29th, 2025 at 8:32am MDT