

## **\$219,000 - 319 6315 135 Avenue, Edmonton**

MLS® #E4450345

**\$219,000**

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

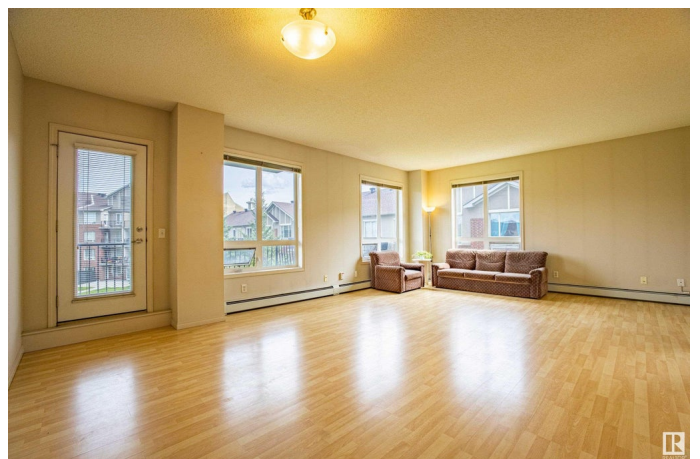
Spacious and open 2-Bedroom Corner Unit in Holland Gardens located in the sought-after concrete building of Holland Gardensâ€”offering both durability and peace of mind. Enjoy 9 ft ceilings, large windows that flood the space with natural light, and views overlooking the beautifully landscaped courtyard. The kitchen features ample cabinetry that opens to the spacious living areaâ€”perfect for entertaining. The master bedroom includes a full ensuite, while the 2nd bedroom is ideally located across from the second full bath, offering privacy for roommates. Additional highlights include a sunny east-facing balcony with BBQ gasline, a HEATED UNDERGROUND parking with storage cage and an elevator conveniently located steps away. On-site fitness centre is also available. Condo fees cover all utilitiesâ€”heat, water, and electricity. Conveniently located within walking distance to the LRT, Londonderry Mall, schools, and and public transit. Ideal for first time buyers or downsizers. Move-In Ready! Must See!

Built in 2006

### **Essential Information**

MLS® # E4450345

Price \$219,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 319 6315 135 Avenue |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 5J7             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingles        |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 02         |
| Condo Fee      | \$753           |

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Listing information last updated on August 5th, 2025 at 4:17am MDT