

## **\$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 Gardens—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 area—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 utilities—heat, water, and electricity. Conveniently located within walking distance to the LRT, Londonderry Mall, schools, 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 | 50              |
| Zoning         | Zone 02         |
| Condo Fee      | \$753           |

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Listing information last updated on September 18th, 2025 at 2:47pm MDT