

## **\$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

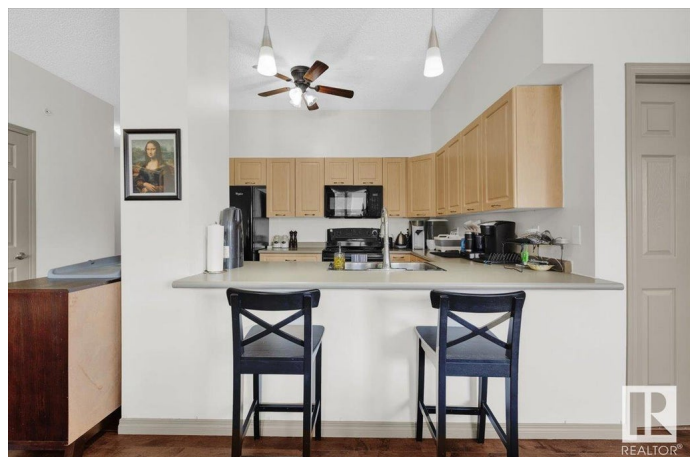
Amazing "END UNIT, CONCRETE building and ALL UTILITIES included in condo fee! This is a larger 2 bedroom 2 bathroom ground floor END UNIT with 9'™ ceilings, modern colours and finishes plus very large windows on 2 sides which makes it bright and welcoming. Open concept living with an eating bar in the 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 | 15               |
| Zoning         | Zone 02          |
| Condo Fee      | \$713            |

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Listing information last updated on May 9th, 2025 at 10:47pm MDT