

# \$185,000 - 324 6315 135 Avenue, Edmonton

MLS® #E4423993

**\$185,000**

2 Bedroom, 2.00 Bathroom, 948 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to Holland Gardens, a recently updated 2-bed, 2-bath condo in Edmonton. This unit is situated in a concrete superstructure and offers a comfortable living space with 9' ceilings, fresh paint, newer carpet in bedrooms, new dishwasher, and modern laminate & lino flooring. The primary bedroom features a walk-through closet and a 3-piece ensuite with a large shower. In-suite laundry is included for added convenience. Cancel your gym membership because the building has an exercise facility. Condo fees cover water, heat, power, and more. Located close to schools, public transit, and Londonderry Mall. It comes with underground parking and storage. Enjoy sunset views from the peaceful west-facing balcony where you can barbecue and relax. Don't miss this opportunity in Edmonton!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423993  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 948       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 324 6315 135 Avenue |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0A8             |

### 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, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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 Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 5th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 43      |
| Zoning         | Zone 02 |
| Condo Fee      | \$645   |

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 17th, 2025 at 9:02am MDT