

## \$184,900 - 322 6315 135 Ave, Edmonton

MLS® #E4425045

**\$184,900**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to Home Holland Gardens! This well-maintained condo in a solid concrete building offers modern comfort and convenience all at your fingertips. Unit 322 features 9-foot ceilings, stylish laminate flooring, fresh paint, and plenty of natural light flooding each room in the home. The kitchen combines function and charm with durable flooring and a built-in dishwasher that overlooks the living room and dining room. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite, while in-suite laundry adds extra convenience. Stay active with the on-site fitness facility, then unwind on the west-facing balcony with beautiful sunset views. This home also includes 1 underground secured parking spot with storage. Condo fees cover water, heat, and power for worry-free living. Close to schools, public transit, Londonderry Mall, grocery stores and Recreations centers. This unit also includes underground parking and extra storage. Don't miss out on this opportunity!

Built in 2006

### Essential Information

MLS® # E4425045

Price \$184,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 322 6315 135 Ave |
| Area        | Edmonton         |
| Subdivision | Belvedere        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 5J7          |

### **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, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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 Swimming Pool, Public Transportation, Schools, Shopping Nearby, See |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 02          |
| Condo Fee      | \$646            |

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