

## **\$188,000 - 127 6315 135 Avenue, Edmonton**

MLS® #E4451138

**\$188,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

This well-maintained main-floor condo backing onto to a huge park setting! This condo offers 1,055 sq ft of functional living space in a secure concrete building featuring underground parking and a fully equipped gym. The unit includes two spacious bedrooms, two full bathrooms, and in-suite laundry. Features newer paint and the open-concept layout features 9-foot ceilings, a generous front entrance, and large windows that provide abundant natural light throughout. The primary suite includes a walk-in closet and a 4-piece ensuite. Condo fees conveniently cover heat, water, and electricity. Ideally located in the established community of Belvedere, residents benefit from proximity to the Yellowhead, Fort Road, Manning Drive, Anthony Henday, local schools, and nearby LRT access—making this an excellent choice for both homeowners and investors seeking value and accessibility.

Built in 2006

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4451138  |
| Price      | \$188,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 127 6315 135 Avenue |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 5J7             |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                                                                              |
| Exterior Features | Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Race Track, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Concrete, Brick, Stucco                                                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 4th, 2025  
Days on Market                76  
Zoning                              Zone 02  
Condo Fee                        \$719



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