

## **\$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

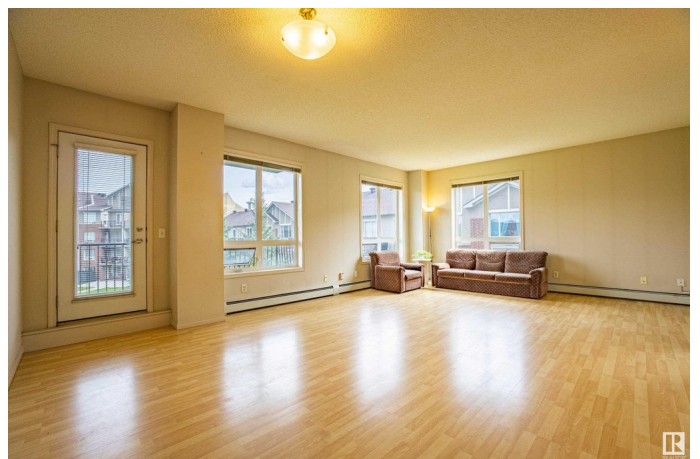
Spacious and open 2-Bedroom Corner Unit in Holland Gardens located in the sought-after concrete building of Holland Gardensâ€”offering both durability and peace of mind. Enjoy 9 ft ceilings, large windows that flood the space with natural light, and views overlooking the beautifully landscaped courtyard. The kitchen features ample cabinetry that opens to the spacious living areaâ€”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 utilitiesâ€”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	2
Zoning	Zone 02
Condo Fee	\$753

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Listing information last updated on August 1st, 2025 at 5:02pm MDT