

Courtesy Of Wendy Hamel Of RE/MAX River City

## **\$345,000 - 24 6410 134 Avenue, Edmonton**

MLS® #E4451383

### **\$345,000**

3 Bedroom, 3.50 Bathroom, 1,261 sqft  
Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Duplex Townhome in Holland Gardens â€“ 1,260 sq. ft. home with 3 bedrooms, 3.5 baths & single att'd garage offers a wonderful opportunity for buyers looking to invest a little time & care to make it their own. The main floor incl. 9' ceilings, a living room with gas fireplace, dining area & a corner kitchen with access to a rear deck & fenced yard. Upstairs, the spacious primary bedroom features a walk-in closet & private ensuite, with two add'l bedrooms + a full bath. The fully finished basement offers a large family room, full bath, and laundry/utility area. This property offers great potential with some updates & TLC needed to bring it to its full shine. Situated in a small Bareland condo complex with low fees covering snow removal, landscaping of common areas, professional management & reserve contributions. Owners are responsible for all exterior maintenance. Conveniently located within walking distance to schools, parks & major transportation routes on 66 St., with shopping & all amenities close by.

Built in 2005

### **Essential Information**

MLS® #	E4451383
Price	\$345,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	24 6410 134 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0A1

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Public Transportation, Schools

Roof Asphalt Shingles  
Construction Wood, Stone, Hardie Board S  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 5th, 2025  
Days on Market 16  
Zoning Zone 02  
Condo Fee \$165



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 August 21st, 2025 at 11:17am MDT