

## **\$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 | 67               |
| Zoning         | Zone 02          |
| Condo Fee      | \$165            |



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Listing information last updated on October 11th, 2025 at 6:32pm MDT