

\$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	92
Zoning	Zone 02
Condo Fee	\$165



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