

# **\$379,900 - 6312 135 Avenue, Edmonton**

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MLS® #E4428339

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,143 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Awesome raised bungalow on quiet street close to schools, parks and public transportation. Vinyl siding & windows plus aluminum soffits & fascia outside and newer hi-eff furnace with power humidifier & hot water tank are some of the significant upgrades in this lovely family home. 3+1 bedroom and 2.5 baths including an ensuite off the primary bedroom make this home ideal for the growing family. Stunning vaulted cedar ceilings, oversized windows, built-in shelving and hardwood floors make for a unique and impressive presentation. Oak peninsula kitchen with built-in appliances opens to a large bright dining area. Separate entry to basement offers potential for future in-law suite option. Finished basement has a cozy family room, huge rec room, 4th bedroom and a 3 pc bath. Spacious fenced yard. Heated and insulated oversized garage with workshop area and RV or additional parking in the back plus ample street parking on the avenue available.



Built in 1963

## **Essential Information**

MLS® #	E4428339
Price	\$379,900
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	6312 135 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0M8

### **Amenities**

Amenities	Vaulted Ceiling, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Metal, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 4

Zoning Zone 02

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