

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

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 3

Zoning Zone 02

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Listing information last updated on April 3rd, 2025 at 2:32pm MDT