

## \$109,900 - 502 12831 66 Street, Edmonton

MLS® #E4453897

**\$109,900**

2 Bedroom, 1.00 Bathroom, 700 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

INVESTOR ALERT! Affordable 2-bed condo in a concrete building with an east-facing balcony and HEAT and WATER included!. Hollyburn Towers is a well-maintained complex with recent updates including sealed roof & parking exterior, reinforced balconies, and refreshed common areas with new ceramic tiles and painted baseboards. A safe and secure building with 2 elevators and floor-specific access plus surveillance cameras. The unit has a spacious living room, functional galley kitchen, and two generously sized bedrooms. Assigned parking stall included. Ideal for investors or first-time buyers. Prime location—steps to public transit, school, playground, and Belvedere Transit Centre. Shopping and recreation nearby. A smart buy in a solid building!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453897  |
| Price          | \$109,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 700       |
| Acres          | 0.00      |
| Year Built     | 1983      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 502 12831 66 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5C 0A4             |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Car Wash, Security Door, Storage-In-Suite |
| Parking   | Stall                                     |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                      |
| # of Stories | 8                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                            |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Concrete, Brick, Stucco                                            |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 02           |
| Condo Fee      | \$518             |

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Listing information last updated on September 19th, 2025 at 7:47am MDT