

# \$450,000 - 6508 134 Avenue, Edmonton

MLS® #E4456617

**\$450,000**

10 Bedroom, 4.50 Bathroom, 2,799 sqft  
Single Family on 0.00 Acres

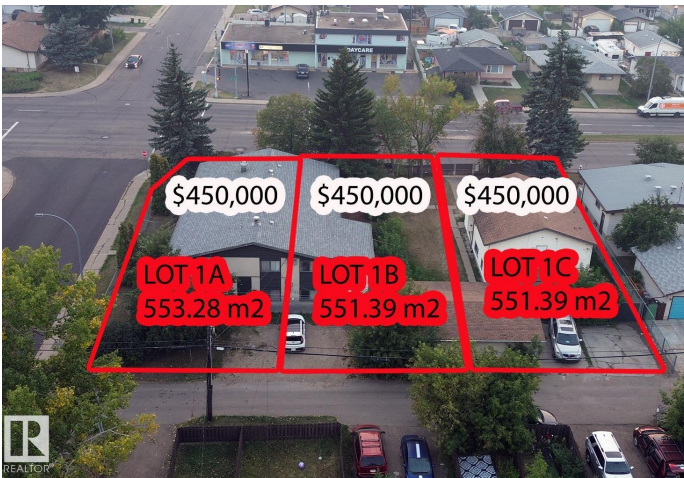
Belvedere, Edmonton, AB

Development opportunity! The property and next door, 13407 66 street - these two Properties are in the process of "REZONING" (RS to RSMh12) and "SUBDIVISION" to create "THREE" approx. 550m2 lots (Lot1A, Lot1B, & Lot1C ). Lot1A \$450,000, Lot1B \$450,000, Lot1C \$450,000. The buyer prefers to purchase all together for \$1,350,000. The Buyer can still get mortgages. The two properties are rented. 6508 134 Ave is tenant-occupied at \$3,000/month. Next door, 13407 66 Street is renting at \$1,900/month. All properties are sold as is, where is.

Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456617               |
| Price          | \$450,000              |
| Bedrooms       | 10                     |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,799                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6508 134 Avenue |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0N2         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Hot Water, Natural Gas |
| Stories           | 2                      |
| Has Basement      | Yes                    |
| Basement          | Full, Finished         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Corner Lot, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 02             |

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Listing information last updated on September 19th, 2025 at 12:18pm MDT