

\$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 53
Zoning Zone 02

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