

\$450,000 - 6508 134 Avenue, Edmonton

MLS® #E4456617

\$450,000

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

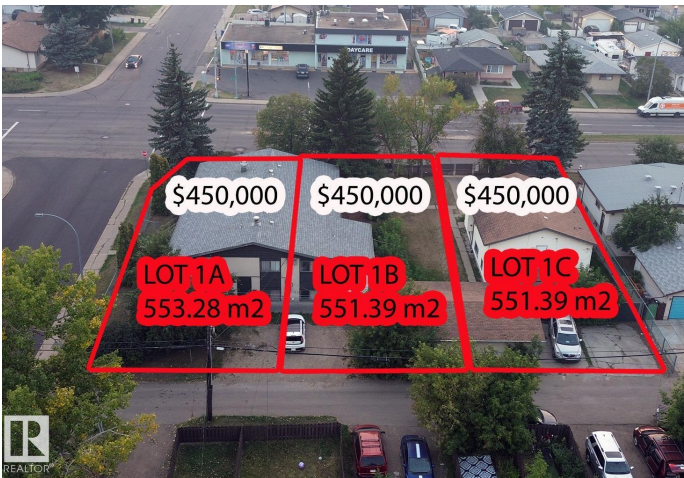
Belvedere, Edmonton, AB

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	11
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 2:47pm MDT