

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

MLS® #E4456617

**\$450,000**

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

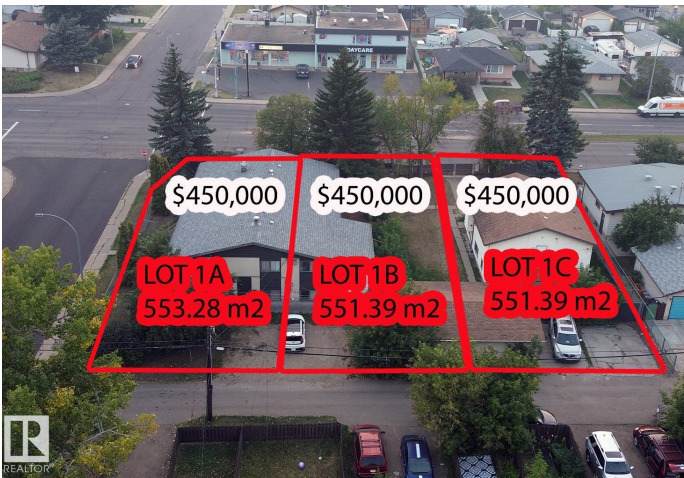
Belvedere, Edmonton, AB

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 "must 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. The 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	1
Zoning	Zone 02

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Listing information last updated on September 8th, 2025 at 1:17pm MDT