

## **\$399,900 - 6315 132a Avenue, Edmonton**

MLS® #E4465444

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Don't miss out on this charming and exceptionally well maintained 1,010 sq.ft. bungalow family home in the quiet neighbourhood of Belvedere! Main floor features & upgrades include ceramic tile & laminate flooring throughout; spacious livingroom; white kitchen cabinetry with adjoining dinette; 2 generous sized bedrooms and a 4pc. bathroom. A fully developed basement provides that additional living space with a family room, 2 additional bedrooms, 3pc. bathroom, laundry room, and mechanical with a mid-efficient furnace. Added exterior upgrades include Roof Shingles, Vinyl Windows, Vinyl Siding, New Front Doors and the list goes on! Outside enjoy a private fenced yard w/ south facing deck; garden boxes; RV Pad; and an oversized 22'x26' detached garage. All this is conveniently located in the heart of Belvedere's Revitalization Program with improved Parks, enhanced Walking Trails, upgraded Lighting... and within walking distance to Belvedere (K-6) School, Community Hall & Local Park. SIMPLY PUT...GREAT VALUE!

Built in 1962

### **Essential Information**

MLS® # E4465444

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6315 132a Avenue |
| Area        | Edmonton         |
| Subdivision | Belvedere        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 0J9          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached, Over Sized    |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Belvedere (K-6)  
Middle                             Steele Heights (7-9)  
High                                M.E. LaZerte (10-12)

**Additional Information**

Date Listed                      November 12th, 2025  
Days on Market                4  
Zoning                              Zone 02

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