

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

MLS® #E4456617

**\$450,000**

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

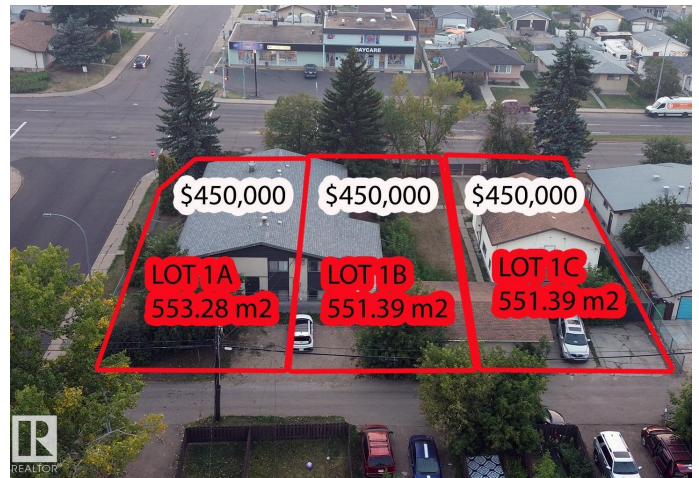
Belvedere, Edmonton, AB

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 74  
Zoning Zone 02

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Listing information last updated on November 20th, 2025 at 12:47am MST