

## **\$349,900 - 6408 133a Avenue, Edmonton**

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MLS® #E4447698

**\$349,900**

3 Bedroom, 2.00 Bathroom, 929 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to this well-kept home with charming curb appeal situated directly across from a serene greenspace. Step inside to a bright and inviting living room featuring a large picture window that fills the space with natural light. The kitchen offers ample cabinetry, black appliances (not pictured), & flows into the adjacent dining area—perfect for family meals or entertaining. Down the hall are two good sized bedrooms, a 4pc bathroom, & convenient linen closet. The developed basement expands your living space with a generous family/rec room, large 3rd bedroom, 3pc bathroom, laundry area, & loads of storage. Enjoy the beautifully landscaped backyard with a private patio, mature trees, & a large storage shed. The property also includes a fully fenced yard, an oversized single garage with carport, & space for RV parking. Recent updates include new carpet, fresh paint, newer roof (5/6yrs), HWT(4/5yrs). Ideally located close to schools, shopping, public transit, and all major amenities.



Built in 1963

### **Essential Information**

MLS® #                      E4447698

Price                        \$349,900

Bedrooms                3

Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6408 133a Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0K5

### Amenities

Amenities	On Street Parking, Detectors Smoke, Front Porch, Patio
Parking	Double Carport, Over Sized, Rear Drive Access, RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed July 14th, 2025

Days on Market 8

Zoning Zone 02

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