

## **\$88,000 - 308 12831 66 Street, Edmonton**

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MLS® #E4453527

**\$88,000**

1 Bedroom, 1.00 Bathroom, 538 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Investor Alert! Concrete building with balcony storage, as well as storage inside the complex. Hollyburn Towers condo is a well-maintained unit. The building is in very good condition. Roof and parking exterior sealed. Each floor has new ceramic tiles and painted baseboards. There are 2 elevators with security cameras everywhere. Access only to the floor you live on. Balconies are painted and reinforced. This can also be ideal for a first-time buyer. The east-facing balcony, the spacious living room, the galley kitchen, and the spacious bedroom. Parking is available for rent, underground and outside. There is plenty of public transit, a school, and a playground across the street, and within walking distance of the Belvedere transit center. Shopping and recreation facilities are nearby.

Built in 1983

### **Essential Information**

|                |          |
|----------------|----------|
| MLS® #         | E4453527 |
| Price          | \$88,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 538      |
| Acres          | 0.00     |
| Year Built     | 1983     |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308 12831 66 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5C 0A4             |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Car Wash, Security Door, St |
| Parking   | See Remarks                 |

### Interior

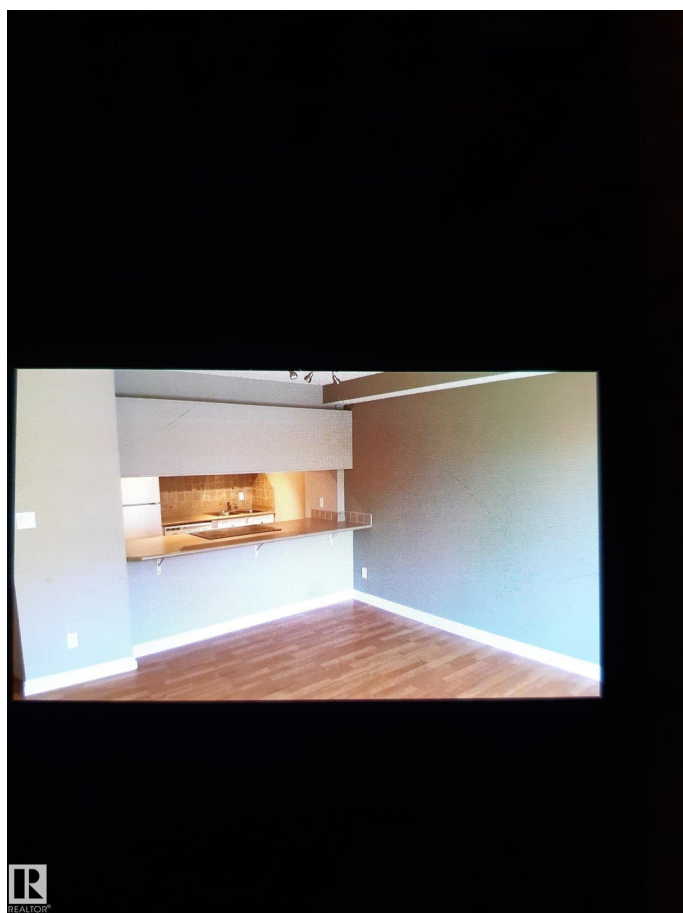
|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 8                            |
| Stories      | 8                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                   |
| Exterior Features | Paved Lane, Playground<br>Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Concrete, Brick, Stucco                   |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 02           |
| Condo Fee      | \$395             |



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Listing information last updated on August 18th, 2025 at 11:17pm MDT