

## \$88,000 - N/A, Edmonton

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. Lockbox is located on the left side of the building, on the railing, where the driveway to the underground parking is.

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     | N/A       |
| Area        | Edmonton  |
| Subdivision | Belvedere |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5C 0A4   |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Car Wash, Security Door, Storage-In-Suite |
| Parking   | See Remarks                               |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, 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 Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Concrete, Brick, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

Days on Market 28  
Zoning Zone 02  
Condo Fee \$395



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Listing information last updated on September 15th, 2025 at 5:02am MDT