

## \$80,000 - 204 12831 66 Street, Edmonton

MLS® #E4452228

**\$80,000**

1 Bedroom, 1.00 Bathroom, 491 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Updated One-Bedroom Condo! This 2nd-floor suite offers an east-facing balcony (alley side facing) with great natural light in a secure, well-managed concrete building. Recent updates include newer kitchen cabinets, countertops, tile backsplash, and appliances—plus a built-in dishwasher. Laminate flooring runs throughout the living space. A large private balcony extends your living area outdoors and includes a lockable storage room. The condo fee includes heat and water. Note no pets permitted. Hollyburn Towers features an on-site manager, laundry rooms on every floor, and security cameras in the common areas and parkade. Conveniently located within walking distance to the LRT, public transit, schools, and Londonderry Mall, with quick access to Yellowhead Trail and Wayne Gretzky Drive. This great affordable condo is ready for you!

Built in 1983

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4452228 |
| Price          | \$80,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 491      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1983                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 12831 66 Street |
| Area        | Edmonton            |
| Subdivision | Belvedere           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5C 0A4             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Intercom, No Animal Home, Parking-Visitor, Security Door |
| Parking   | Underground                                                                                                            |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, See Remarks                                                                  |
| # of Stories | 8                                                                                       |
| Stories      | 1                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | None, No Basement                                                                       |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Concrete, Brick                                                    |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 9       |
| Zoning         | Zone 02 |
| Condo Fee      | \$394   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 6:32am MDT