

## \$439,000 - 10653 62 Avenue, Edmonton

MLS® #E4429795

**\$439,000**

5 Bedroom, 2.00 Bathroom, 976 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Attention first time home buyers and Investors! Welcome home to this upgraded bungalow in the beautiful community of Allendale with SUITE POTENTIAL. The main floor features a large living room with coved corners and a decorative fire place, 3 good sized bedrooms, newer laminate flooring, newer windows throughout, an upgraded kitchen with cabinets to the ceiling, new dishwasher & backsplash! The basement features a separate back entryway, 2 large bedrooms- both with Egress windows, rec room, a plumbed kitchenette and an upgraded bathroom with brand new vinyl tile flooring. Massive South facing back yard! Upgraded attic insulation and a new hot water tank! Amazing location, close to parks, schools, U of A, Southgate, LRT, Whitemud and Calgary Trail! LOT SIZE 43.32 X 130.25ft

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429795  |
| Price          | \$439,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 976       |
| Acres          | 0.00      |
| Year Built     | 1950      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10653 62 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1M7         |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### **Interior**

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### **Exterior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Parkallen School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 10

Zoning Zone 15

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Listing information last updated on April 19th, 2025 at 9:02pm MDT