

## **\$425,000 - 10653 62 Avenue, Edmonton**

---

MLS® #E4429795

### **\$425,000**

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	\$425,000
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 21

Zoning Zone 15

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 April 30th, 2025 at 3:02pm MDT