

\$459,900 - 10682 63 Avenue, Edmonton

MLS® #E4428096

\$459,900

3 Bedroom, 2.50 Bathroom, 1,418 sqft
Single Family on 0.00 Acres

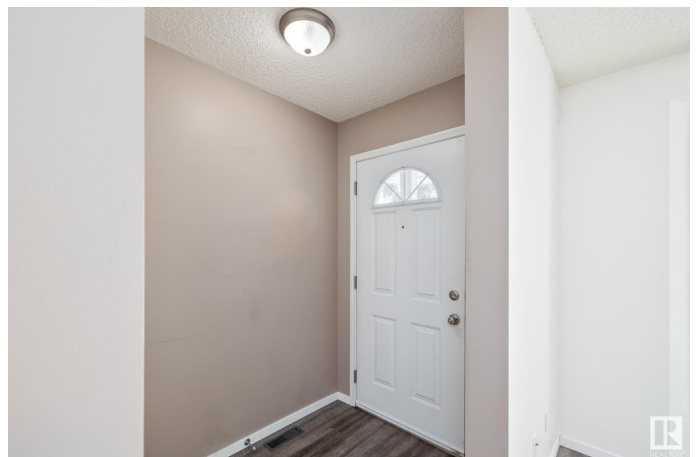
Allendale, Edmonton, AB

Discover the perfect blend of modern living and prime location in this quality 1,400 sq. ft. half duplex in the desirable neighbourhood of Allendale. Just minutes from the University of Alberta, this beautifully designed 3-bedroom home boasts an exceptional floor plan, maximizing both space and functionality. With 2 full and 1 half baths, this home offers ultimate convenience for families, professionals, or investors. The kitchen is big and bright with plenty of counter space—perfect for cooking, entertaining, or casual dining. The potential for a separate entrance opens up exciting possibilities, whether for a private home office, guest suite, or future rental income. Ample natural light, and an unbeatable location near parks, schools, and vibrant Whyte Avenue make this an opportunity you don't want to miss! All at an incredible price!

Built in 2000

Essential Information

| | |
|------------|-----------|
| MLS® # | E4428096 |
| Price | \$459,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,418 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10682 63 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1P6 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | Deck, Detectors Smoke |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 28th, 2025 |
|-------------|------------------|

Days on Market 6

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 2nd, 2025 at 9:31pm MDT