

## \$410,000 - 10653 62 Avenue, Edmonton

MLS® #E4436101

**\$410,000**

5 Bedroom, 2.00 Bathroom, 976 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

ATTENTION DEVELOPERS AND INVESTORS! LOT SIZE 42.32 X 130.25ft! 514.40Sq meters. Fantastic location in the heart of Allendale!! Massive South facing back yard! Amazing location, close to parks, schools, U of A, Southgate, LRT, Whitemud and Calgary Trail! ZONED RS- Home is AS IS WHERE IS This home also has SUITE POTENTIAL. Upgrades include newer laminate flooring, newer windows throughout, an upgraded kitchen with cabinets to the ceiling, new dishwasher & backsplash! The basement features Egress windows, rec room, a plumbed kitchenette and an upgraded bathroom with brand new vinyl tile flooring. Upgraded attic insulation and a new hot water tank!

Built in 1950

### Essential Information

MLS® #	E4436101
Price	\$410,000
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 May 13th, 2025

Days on Market 1

Zoning Zone 15

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Listing information last updated on May 14th, 2025 at 3:03pm MDT