

\$459,900 - 10682 63 Avenue, Edmonton

MLS® #E4428096

\$459,900

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

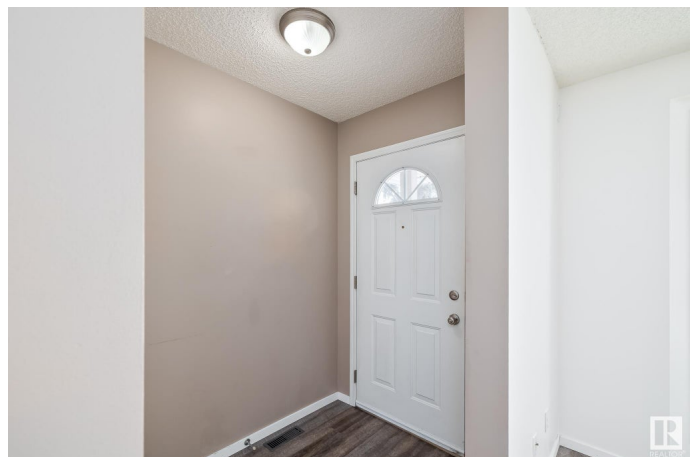
Allendale, Edmonton, AB

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 3rd, 2025 at 8:32pm MDT