

\$544,900 - 10574 62 Avenue, Edmonton

MLS® #E4436282

\$544,900

4 Bedroom, 3.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

This well-cared-for half duplex with no condo fee and available for quick possession is a fantastic opportunity for investors or homeowners. Ideally located minutes from the University of Alberta, LRT, Whyte Ave, Southgate Mall, and great schools. Quality upgrades throughout include high-grade hardwood and carpet. The main floor offers a bright living room, dining area, modern kitchen, half bath, and mudroom with storage. Upstairs features a spacious primary bedroom with walk-in closet and ensuite, two more bedrooms, a full bath, and laundry. The fully finished basement has a LEGAL ONE BEDROOM suite with separate entrance, ideal for rental income. A single detached garage, access to Calgary Trail, and public transit add to the appeal.

Built in 2019

Essential Information

MLS® #	E4436282
Price	\$544,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.00



Year Built	2019
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10574 62 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1M4

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat, Infill Property
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 14th, 2025
Days on Market 74
Zoning Zone 15

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