

## \$459,900 - 10682 63 Avenue, Edmonton

MLS® #E4428096

### \$459,900

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

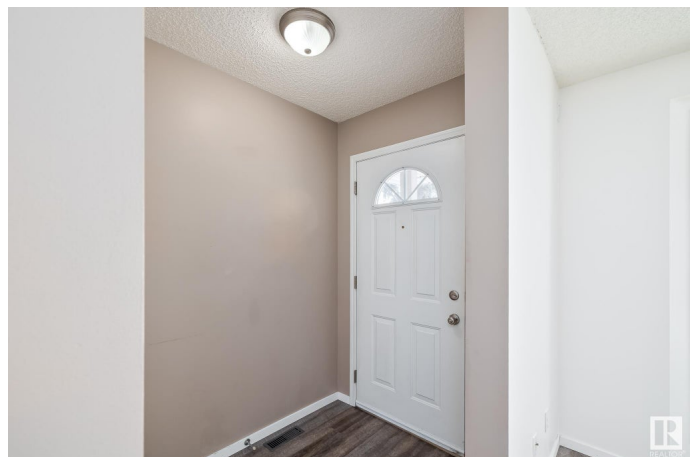
Allendale, Edmonton, AB

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
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Days on Market 5

Zoning Zone 15

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Listing information last updated on April 1st, 2025 at 9:31pm MDT