# \$599,500 - 10576 62 Avenue, Edmonton

MLS® #E4435191

#### \$599.500

4 Bedroom, 3.50 Bathroom, 1,255 sqft Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

NO CONDO FEE! Welcome to this stunning Half duplex located in Allendale with a FINISHED LEGAL BASEMENT SUITE for rental income! Situated in close proximity to the University of Alberta, Hospital, Whyte Ave, Schools, playgrounds and Calgary Trail. The main level features an open concept living, dining & kitchen areas with 1/2 bath and mud closet. The centre island with quartz countertop provides additional workspace and a gathering place for casual dining or entertaining guests. Upstairs, you'll find 3 generously sized bedrooms, each offering comfort and privacy. The primary suite is a true retreat, complete with a walk-in closet and a private ensuite bathroom. The convenience of an upstairs laundry room adds to the overall functionality of this home. The house has a single detached garage and plenty of additional parking available on the street. Deck is already built with Gas Pipeline extension, Fully Fenced and Landscaped! MOVE IN READY!!!

Built in 2020

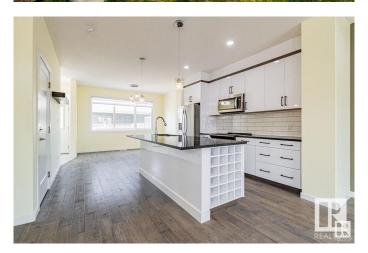
#### **Essential Information**

MLS® # E4435191 Price \$599,500

Bedrooms 4







Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,255 Acres 0.00 Year Built 2020

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 10576 62 Avenue

Area Edmonton
Subdivision Allendale
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 1M4

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Exterior Walls- 2"x6"

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two,

Stoves-Two

Heating Forced Air-1, Hot Water, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 13

Zoning Zone 15

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Listing information last updated on May 20th, 2025 at 11:02pm MDT