

## \$495,000 - 10673 62 Avenue, Edmonton

MLS® #E4438248

**\$495,000**

5 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Unique 3-level split, 5 bedroom / 3 full bathroom home in one of Edmonton's most highly sought after communities! Step inside a bright, inviting residence with hardwood and new vinyl plank flooring. Generous sized living room and kitchen highlighted by SS appliances and lots of cupboard space. 2 bedrooms and a 4-piece bathroom fill out the upstairs. On the other side, discover another living area and massive kitchen with lots of windows. This level also features a bedroom, 3-piece bathroom and large laundry area. Head upstairs to a cozy flex space for relaxing or office space. 2 large bedrooms and spacious 5-piece bathroom complete the upstairs. Separate laundry on both sides. The house is baseboard heated with a central Boiler system. New HTW. This house has been well maintained. Amazing convenience to everything! Schools, parks, the U of A and Whyte Avenue, Southgate Centre and the LRT and only minutes from Whitemud Drive.

Built in 1961

### Essential Information

MLS® # E4438248

Price \$495,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,507
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	10673 62 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1M7

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Baseboard, See Remarks, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat, SBS Roofing System
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      30  
Zoning                Zone 15

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