

## \$614,900 - 10811 63 Avenue, Edmonton

MLS® #E4431572

**\$614,900**

3 Bedroom, 2.50 Bathroom, 1,577 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Immaculate 1,576 sq ft half duplex infill located in the heart of Allendale, one of Edmonton's most walkable and sought-after mature neighbourhoods. This thoughtfully designed home features a bright and open main floor with large windows, modern finishes, and a functional layout perfect for everyday living. The spacious kitchen offers ample counter space and cabinetry, flowing seamlessly into the living and dining areas. Upstairs you'll find three well-sized 1k-in closet and full ensuite. The undeveloped basement offers excellent potential for future customization. A detached two-car garage adds convenience and value. Situated on a quiet tree-lined street with easy access to schools, transit, the University of Alberta, and Whyte Avenue, this property blends modern comfort with central location.

Built in 2015

### Essential Information

MLS® #	E4431572
Price	\$614,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,577



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10811 63 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1P9

### Amenities

Amenities	On Street Parking, See Remarks, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 46

Zoning Zone 15

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