

## \$425,000 - 10544 66 Avenue, Edmonton

MLS® #E4442248

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

This home is perfectly located in the community of Allendale, featuring 3 bedrooms, 1.5 baths, and over 1200 sqft. Inside, the main floor boasts original hardwood flooring, spacious living room with gas fireplace, adjacent dining room, kitchen, bedroom and full bath. Upstairs you will find 2 additional bedrooms and a half bath. The basement is unfinished. With a little bit of love you could bring this character home to life or knock it down as this would also make for a great infill as the lot is 42x130 feet. Single oversized garage. Situated in the best location in all of Allendale, right across the street from Allendale Jr High and the accompanying sport fields, tennis courts and rink. Also close to Strathcona High school, U of A and Whyte Avenue. Close to all the amenities you need.

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442248  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,218     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10544 66 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1X4         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Hot Water Natural Gas |
| Parking   | Single Garage Detached                   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

Days on Market 13

Zoning Zone 15

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