# \$544,900 - 10574 62 Avenue, Edmonton

MLS® #E4436282

#### \$544,900

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

Allendale, Edmonton, AB

This well-cared-for half duplex is located just minutes from the University of Alberta, LRT, Whyte Avenue, Southgate Mall, and local schools. Featuring quality upgrades throughout, the home includes high-grade hardwood and carpet flooring. The main level offers a functional layout with a bright living room, dining area, modern kitchen, a convenient half bathroom, and a mudroom with storage. Upstairs, the primary bedroom includes a walk-in closet and ensuite, accompanied by two additional bedrooms, a shared full bathroom, and upstairs laundry. The property also includes a one-bedroom legal basement suite with a separate entranceâ€"ideal for generating rental income to help support mortgage payments. A single detached garage and close proximity to Calgary Trail and public transit add to the home's appeal.

Built in 2019

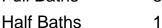
### **Essential Information**

MLS® # E4436282 Price \$544,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3









Square Footage 1,255
Acres 0.00
Year Built 2019

Type Condo / Townhouse

Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 10574 62 Avenue

Area Edmonton
Subdivision Allendale
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 1M4

#### **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program.

Thermostat, Infill Property

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 14th, 2025

Days on Market 34

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 6:02pm MDT