

## \$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 with no condo fee and available for quick possession is a fantastic opportunity for investors or homeowners. Ideally located minutes from the University of Alberta, LRT, Whyte Ave, Southgate Mall, and great schools. Quality upgrades throughout include high-grade hardwood and carpet. The main floor offers a bright living room, dining area, modern kitchen, half bath, and mudroom with storage. Upstairs features a spacious primary bedroom with walk-in closet and ensuite, two more bedrooms, a full bath, and laundry. The fully finished basement has a LEGAL ONE BEDROOM suite with separate entrance, ideal for rental income. A single detached garage, access to Calgary Trail, and public transit add to the appeal.

Built in 2019

### Essential Information

MLS® #	E4436282
Price	\$544,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
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      53  
Zoning                Zone 15

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