

## \$479,900 - 10907 62 Avenue, Edmonton

MLS® #E4446504

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Attention savvy investors/first time buyers!!

This fantastic investment opportunity is now available. Located in the much sought after community of Parkallen, 10 minute bike ride to the U of A and Whyte Ave. The main floor features the living room, dining room, kitchen, 2 bedrooms and a remodeled full bathroom.

Unique Sierra stone flooring in entryway and stairs, as well as original hardwood flooring.

The upper level features 2 more good sized rooms and another remodelled full bathroom.

The basement features the 5th bedroom and a large living room/games room. Don't forget the SOUTH FACING fully fenced spacious

backyard where you'll find the double detached garage with back lane access. This home sits on a PRIME 48x140 FOOT LOT for future development. Prime location; minutes to U of A, Whyte Ave, 2 LRT transit stations, schools, Parkallen playground and splash park shopping and more! Perfect investment opportunity and a perfect home for a first time buyer.

Built in 1955

### Essential Information

MLS® # E4446504

Price \$479,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,519                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10907 62 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 1N3              |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

Elementary                      Parkallen School

**Additional Information**

Date Listed                      July 8th, 2025

Days on Market                1

Zoning                            Zone 15

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