

## \$549,900 - 10673 62 Avenue, Edmonton

MLS® #E4425347

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,507 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Unique 3-level split, 5 bedroom / 3 full bathroom home in one of Edmonton's most highly sought after communities! Step inside a bright, inviting residence with hardwood and new vinyl plank flooring. Generous sized living room and kitchen highlighted by SS appliances and lots of cupboard space. 2 bedrooms and a 4-piece bathroom fill out the upstairs. On the other side, discover another living area and massive kitchen with lots of windows. This level also features a bedroom, 3-piece bathroom and large laundry area. Head upstairs to a cozy flex space for relaxing or office space. 2 large bedrooms and spacious 5-piece bathroom complete the upstairs. Separate laundry on both sides. The house is baseboard heated with a central Boiler system. New HTW. This house has been well maintained. Amazing convenience to everything! Schools, parks, the U of A and Whyte Avenue, Southgate Centre and the LRT and only minutes from Whitemud Drive.

Built in 1961

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425347  |
| Price    | \$549,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,507                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10673 62 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1M7         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, See Remarks |
| Parking   | Double Garage Detached         |

### Interior

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Baseboard, See Remarks, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat, SBS Roofing System   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 15          |

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