

## **\$599,500 - 10576 62 Avenue, Edmonton**

MLS® #E4435191

**\$599,500**

4 Bedroom, 3.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

NO CONDO FEE! Welcome to this stunning Half duplex located in Allendale with a FINISHED LEGAL BASEMENT SUITE for rental income! Situated in close proximity to the University of Alberta, Hospital, Whyte Ave, Schools, playgrounds and Calgary Trail. The main level features an open concept living, dining & kitchen areas with 1/2 bath and mud closet. The centre island with quartz countertop provides additional workspace and a gathering place for casual dining or entertaining guests. Upstairs, you'll find 3 generously sized bedrooms, each offering comfort and privacy . The primary suite is a true retreat, complete with a walk-in closet and a private ensuite bathroom. The convenience of an upstairs laundry room adds to the overall functionality of this home. The house has a single detached garage and plenty of additional parking available on the street. Deck is already built with Gas Pipeline extension, Fully Fenced and Landscaped! MOVE IN READY!!!

Built in 2020

### **Essential Information**

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Price \$599,500

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10576 62 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1M4

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6"
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	Zone 15

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