

# \$358,000 - 10752 68 Avenue, Edmonton

MLS® #E4429590

**\$358,000**

4 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Welcome to Allendale, this charming 1.5 storey home situated in a quiet street on a 40' x 99.2' lot. It's a perfect Investment property with great location for growing families, rental investment, or future Infill development. Close to all amenities, including U of A, public transportation, shopping, major intersections and highways. Inside, the living room is bright and welcoming, featuring a large bay window that fills the space with natural light. The renovated kitchen boasts a vaulted ceiling, upgraded appliances including a gas stove, and newer cabinetry and countertops. With two bedrooms on the main floor and two more upstairs, this home is both functional and full of character.

Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4429590      |
| Price          | \$358,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,280         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10752 68 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2B5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 15         |

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