

# \$614,900 - 10811 63 Avenue, Edmonton

MLS® #E4431572

## \$614,900

3 Bedroom, 2.50 Bathroom, 1,577 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Immaculate 1,576 sq ft half duplex infill located in the heart of Allendale, one of Edmonton's most walkable and sought-after mature neighbourhoods. This thoughtfully designed home features a bright and open main floor with large windows, modern finishes, and a functional layout perfect for everyday living. The spacious kitchen offers ample counter space and cabinetry, flowing seamlessly into the living and dining areas. Upstairs you'll find three well-sized 1k-in closet and full ensuite. The undeveloped basement offers excellent potential for future customization. A detached two-car garage adds convenience and value. Situated on a quiet tree-lined street with easy access to schools, transit, the University of Alberta, and Whyte Avenue, this property blends modern comfort with central location.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431572  |
| Price          | \$614,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,577     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10811 63 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1P9         |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 17th, 2025

Days on Market 61

Zoning Zone 15

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Listing information last updated on June 17th, 2025 at 7:17am MDT