

\$424,900 - 10622 61 Avenue, Edmonton

MLS® #E4461786

\$424,900

5 Bedroom, 2.00 Bathroom, 914 sqft
Single Family on 0.00 Acres

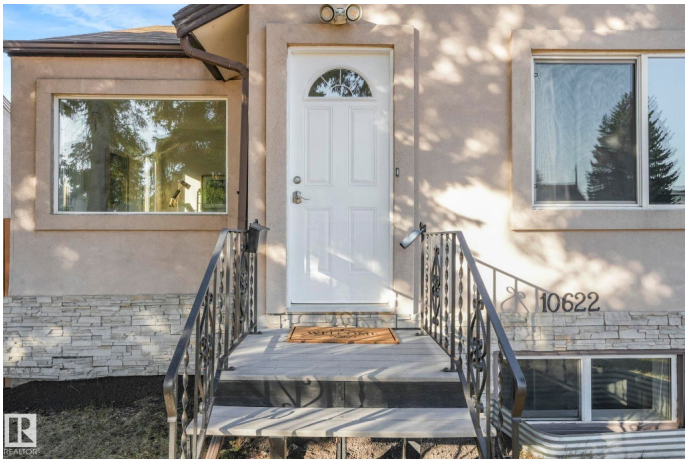
Allendale, Edmonton, AB

GREAT VALUE ALLENDALE LOCATION...
THREE BEDROOM RAISED BUNGALOW
PLUS A TWO BEDROOM LEGAL SUITE IN
BASEMENT!! Durable SOLID HARDWOOD
on main, and NEW CARPET (just installed) in
the Basement Suite Living Room and 2
Bedrooms. 2 Separate IN-SUITE LAUNDRY
set-ups (full-size) and TWO High-Efficiency
Furnaces, including one that is BRAND NEW
(SEPTEMBER 2025, \$5985.00) with 10 year
parts & labor and 20 year Heat Exchanger
Warranty. Previous owner installed weeping
Tile & Sump Pump. South central location that
is only an 8 minute drive to UofA, close to
major shopping at Southgate Mall and the ever
vibrant Whyte Avenue area, plus quick access
to Calgary Trail.

Built in 1950

Essential Information

MLS® #	E4461786
Price	\$424,900
Lease Rate	\$14
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.00



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10622 61 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1L7

Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Storage Shed, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Middle	Allendale School
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Additional Information

Date Listed October 10th, 2025
Days on Market 3
Zoning Zone 15

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