

## \$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 rent! 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 Fair 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. upstairs laundry . The house has a single detached garage and plenty of additional parking available on the street. Good sized Patio comes with Gas extension, Fenced and Landscaped! PRICED TO SELL !!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435191  |
| 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 117

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 7:17pm MDT