

\$544,900 - 10574 62 Avenue, Edmonton

MLS® #E4436282

\$544,900

4 Bedroom, 3.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

This well-cared-for half duplex with no condo fee and available for quick possession is a fantastic opportunity for investors or homeowners. Ideally located minutes from the University of Alberta, LRT, Whyte Ave, Southgate Mall, and great schools. Quality upgrades throughout include high-grade hardwood and carpet. The main floor offers a bright living room, dining area, modern kitchen, half bath, and mudroom with storage. Upstairs features a spacious primary bedroom with walk-in closet and ensuite, two more bedrooms, a full bath, and laundry. The fully finished basement has a LEGAL ONE BEDROOM suite with separate entrance, ideal for rental income. A single detached garage, access to Calgary Trail, and public transit add to the appeal.

Built in 2019

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4436282 |
| Price | \$544,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,255 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2019 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10574 62 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1M4 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat, Infill Property |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 14th, 2025
Days on Market 73
Zoning Zone 15

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Listing information last updated on July 26th, 2025 at 5:17pm MDT