

## **\$599,000 - 10908 62 Avenue, Edmonton**

MLS® #E4443018

**\$599,000**

4 Bedroom, 1.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Just shy of 1/4 of an acre in the heart of the City making this one of the largest lots in the community. Walking distance to local coffee/bakery shops, Whyte Ave, UofA and schools, a quick drive to downtown. Enjoy the lifestyle and great location of this Open Concept 1220 sqft Bungalow. Featuring custom Maple kitchen cabinets, Granite counters and sink, Maple and hardwood floors. Enjoy gas fireplace while dining or lounging in the Great room. Spacious 5 pce bath with Maple cabinets and double sinks. Maple stairway leads to tastefully finished lower level with family room, 4th bdm and utility room, 2 pce bath with provision for a shower, a Schluter floor system in basement. Double front drive garage. Movable storage shed. Hardy board exterior finish and vinyl windows. This home boasts its own park like setting as well as being situated on a quiet treelined street in desirable Parkallen Neighborhood. Events are celebrated and memories created in the indoor and outdoor living space this home offers.

Built in 1950

### **Essential Information**

MLS® # E4443018

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10908 62 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 1N2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Front Drive Access      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door, Mantel  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding                               |
| Exterior Features | Fenced, Landscaped, Paved Lane, Private Setting, Public |

Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 15         |

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Listing information last updated on July 1st, 2025 at 11:17am MDT