

## \$535,000 - 10444 64 Avenue, Edmonton

MLS® #E4449669

**\$535,000**

4 Bedroom, 2.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

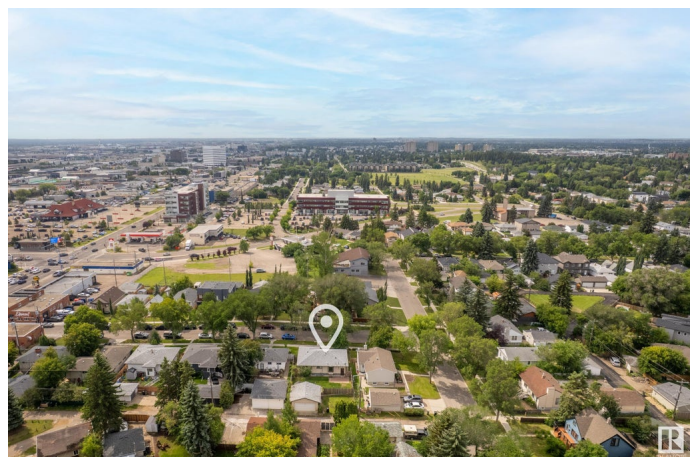
Allendale, Edmonton, AB

Move-In Ready Bungalow in a sought after Allendale neighbourhood.(51x106 ft lot)  
Recent upgrades include main sewer line and backwater valve (2021), furnace and HWT (2022), roof and eavestroughs (2023) and more. This freshly painted bungalow offers incredible flexibility for homeowners or investors alike. With 3 bedrooms up, 1 down, and a second kitchen in the basement, itâ€™s perfect for suite potential or extra family and guests. The main floor features a functional layout with 3 bedrooms, a 4-piece bath, 2pc ensuite bath and a spacious living and dining area. The lower level includes a separate entrance, 2nd kitchen, 4-piece bath, large bedroom, and family room. Outside, enjoy the generous yard space, ample parking with room for a trailer and a great location located minutes from top-ranked schools, daycares, University of Alberta.

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449669  |
| Price      | \$535,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,205                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10444 64 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1S7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Extra          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Suite         | Yes                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Public Transportation |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

Date Listed July 25th, 2025

Days on Market 7

Zoning Zone 15

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Listing information last updated on August 1st, 2025 at 3:02am MDT