

## \$599,000 - 10816 64 Avenue, Edmonton

MLS® #E4439300

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Modern charm meets timeless design in the heart of Allendale. Situated on a quiet, tree-lined street, this thoughtfully crafted 1,560 sq.ft, 4-bedroom, 3.5-bathroom home blends elegant finishes with functional design. Step onto exposed aggregate walkways and admire the low-maintenance landscaping and sophisticated stucco + stone exterior. Inside, hardwood flooring flows seamlessly through an open-concept main level anchored by a spacious living room, expansive dining area, and a spacious kitchen. Upstairs features a large master bedroom, 3pc ensuite, two other bedrooms and a second full bathroom. The basement is mostly finished and features a separate entrance, offering suite potential. Enjoy a large rear deck, double detached garage, and a location just minutes from the University of Alberta, Whyte Ave, local cafes, and transit. This property also comes fully furnished. An amazing opportunity to own in one of Edmonton's most connected communities. Welcome home!

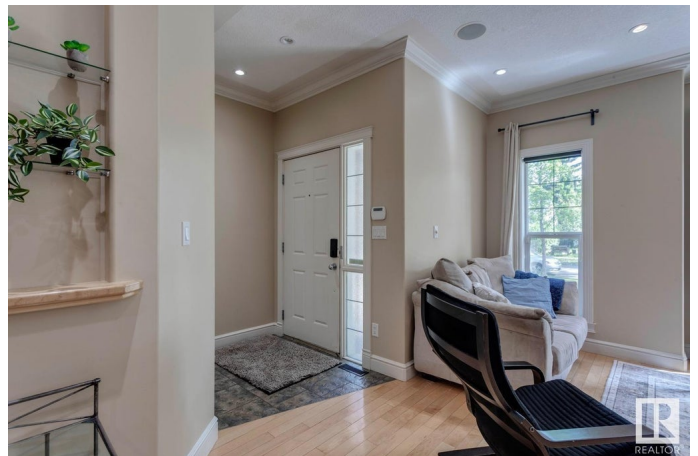
Built in 2004

### Essential Information

MLS® # E4439300

Price \$599,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10816 64 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1T2

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 15

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Listing information last updated on June 3rd, 2025 at 2:47am MDT