

## \$548,000 - 10574 62 Avenue, Edmonton

MLS® #E4450765

**\$548,000**

4 Bedroom, 3.50 Bathroom, 1,400 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

Fantastic half duplex with no condo fee in popular Allendale! Enjoy easy access to the UofA, LRT, Southgate, and Whyte Avenue. The main floor of this open concept home includes a bright living room with electric fireplace, a gourmet island kitchen, dining space, and back mud-room with adjoining 2pc. powder bathroom. Upstairs your primary bedroom has a walk-in closet and 4pc. ensuite. Two secondary bedrooms share the main 4pc. bathroom. Enjoy convenient second floor laundry off the hallway. The basement has a separate side entrance and is fully finished with a 1 bedroom suite. The home also features a large back deck, single garage, and fenced yard space.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450765  |
| Price          | \$548,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,400     |
| 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 | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat |
| Parking   | Single Garage Detached                                                                                                           |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Appliances        | See Remarks                          |
| Heating           | Baseboard, Forced Air-1, Natural Gas |
| Fireplace         | Yes                                  |
| Fireplaces        | Wall Mount                           |
| 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 July 30th, 2025

Days on Market 81

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 October 19th, 2025 at 1:47pm MDT