

## **\$479,900 - 10907 62 Avenue, Edmonton**

MLS® #E4446504

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Attention savvy investors/first time buyers!!

This fantastic investment opportunity is now available. Located in the much sought after community of Parkallen, 10 minute bike ride to the U of A and Whyte Ave. The main floor features the living room, dining room, kitchen, 2 bedrooms and a remodeled full bathroom.

Unique Sierra stone flooring in entryway and stairs, as well as original hardwood flooring.

The upper level features 2 more good sized rooms and another remodelled full bathroom.

The basement features the 5th bedroom and a large living room/games room. Don't forget the SOUTH FACING fully fenced spacious

backyard where you'll find the double detached garage with back lane access

This home sits on a PRIME 48x140 FOOT LOT for future development. Prime location; minutes to U of A, Whyte Ave, 2 LRT transit stations, schools, Parkallen playground and splash park shopping and more! Perfect investment opportunity and a perfect home for a first time buyer.

Built in 1955

### **Essential Information**

MLS® # E4446504

Price \$479,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,519
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10907 62 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1N3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary                      Parkallen School

**Additional Information**

Date Listed                      July 8th, 2025

Days on Market                1

Zoning                            Zone 15

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