

## \$544,900 - 10574 62 Avenue, Edmonton

MLS® #E4436282

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

This well-cared-for half duplex is located just minutes from the University of Alberta, LRT, Whyte Avenue, Southgate Mall, and local schools. Featuring quality upgrades throughout, the home includes high-grade hardwood and carpet flooring. The main level offers a functional layout with a bright living room, dining area, modern kitchen, a convenient half bathroom, and a mudroom with storage. Upstairs, the primary bedroom includes a walk-in closet and ensuite, accompanied by two additional bedrooms, a shared full bathroom, and upstairs laundry. The property also includes a one-bedroom legal basement suite with a separate entrance—ideal for generating rental income to help support mortgage payments. A single detached garage and close proximity to Calgary Trail and public transit add to the home's appeal.

Built in 2019

### Essential Information

MLS® #	E4436282
Price	\$544,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,255
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	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat, Infill Property
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
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                      May 14th, 2025

Days on Market                44

Zoning                            Zone 15

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Listing information last updated on June 27th, 2025 at 11:03am MDT