

\$549,000 - 10525 63 Avenue, Edmonton

MLS® #E4433957

\$549,000

5 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

TURNKEY INVESTMENT OPPORTUNITY!
RAISED BUNGALOW WITH INDEPENDENT
2 BEDROOM IN-LAW SUITE (SEPARATE
ENTRY) WITH 9 LARGE ABOVE GRADE
WINDOWS! DESIRABLE ALLENDALE
LOCATION! Renovated from top to bottom including 2 newer kitchens boasting loads of extended height modern cabinets, lots of countertop space, tile backsplash & upgraded appliances, 2 renovated 4-pce baths, newer flooring (vinyl plank, ceramic tile & carpet), all newer vinyl windows (except one), newer paint on main floor & exterior, newer light fixtures, interior & exterior doors, casing & baseboards, 100 amp electrical with newer panel, plugs & switches, newer PEX piping & plumbing fixtures, back flow valve, hi-eff furnace & water heater, newer roof, sidewalks, patio, fence, sewer line, aluminum fascia, soffits & eaves, upgraded attic insulation, etc. The yard is landscaped and there is an oversized single garage with parking, in back, for 4 cars. Lovely, renovated home in great area close to U of A, downtown, schools, parks & all amenities.

Built in 1956

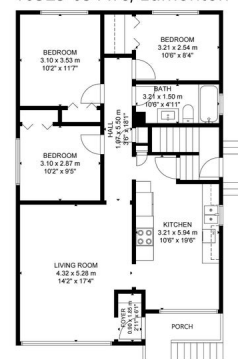
Essential Information

MLS® # E4433957

Price \$549,000



10525 63 Ave, Edmonton



1ST FLOOR

1ST AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,074 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10525 63 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1P5 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Patio, Vinyl Windows |
| Parking Spaces | 5 |
| Parking | Over Sized, Rear Drive Access, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 3 |
| Zoning | Zone 15 |

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Listing information last updated on May 5th, 2025 at 5:02am MDT