

\$614,900 - 10811 63 Avenue, Edmonton

MLS® #E4431572

\$614,900

3 Bedroom, 2.50 Bathroom, 1,577 sqft
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Immaculate 1,576 sq ft half duplex infill located in the heart of Allendale, one of Edmonton's most walkable and sought-after mature neighbourhoods. This thoughtfully designed home features a bright and open main floor with large windows, modern finishes, and a functional layout perfect for everyday living. The spacious kitchen offers ample counter space and cabinetry, flowing seamlessly into the living and dining areas. Upstairs you'll find three well-sized 1k-in closet and full ensuite. The undeveloped basement offers excellent potential for future customization. A detached two-car garage adds convenience and value. Situated on a quiet tree-lined street with easy access to schools, transit, the University of Alberta, and Whyte Avenue, this property blends modern comfort with central location.

Built in 2015

Essential Information

MLS® #	E4431572
Price	\$614,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,577



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10811 63 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1P9

Amenities

Amenities	On Street Parking, See Remarks, Infill Property
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 61

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 June 17th, 2025 at 12:17am MDT