

## \$599,000 - 10816 64 Avenue, Edmonton

MLS® #E4439300

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Modern charm meets timeless design in the heart of Allendale. Situated on a quiet, tree-lined street, this thoughtfully crafted 1,560 sq.ft, 4-bedroom, 3.5-bathroom home blends elegant finishes with functional design. Step onto exposed aggregate walkways and admire the low-maintenance landscaping and sophisticated stucco + stone exterior. Inside, hardwood flooring flows seamlessly through an open-concept main level anchored by a spacious living room, expansive dining area, and a spacious kitchen. Upstairs features a large master bedroom, 3pc ensuite, two other bedrooms and a second full bathroom. The basement is mostly finished and features a separate entrance, offering suite potential. Enjoy a large rear deck, double detached garage, and a location just minutes from the University of Alberta, Whyte Ave, local cafes, and transit. This property also comes fully furnished. An amazing opportunity to own in one of Edmonton's most connected communities. Welcome home!

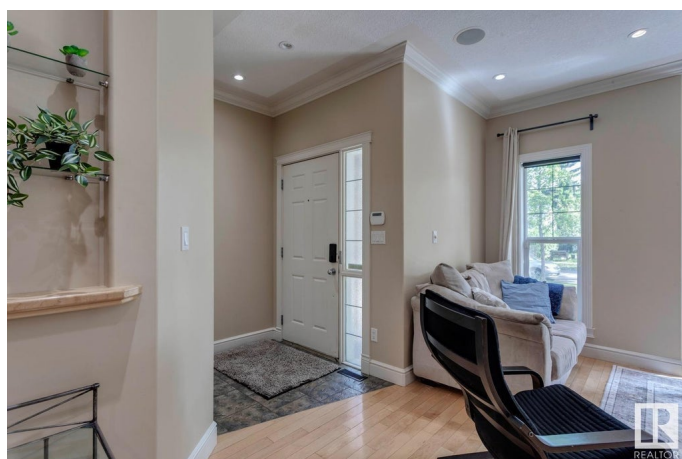
Built in 2004

### Essential Information

MLS® # E4439300

Price \$599,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,560         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10816 64 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1T2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 15        |

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Listing information last updated on June 6th, 2025 at 12:17am MDT