

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

## \$424,900 - 10807 63 Avenue, Edmonton

MLS® #E4457750

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

RENOVATED, OPEN FLOOR PLAN, HUGE SOUTH YARD, 6,529 ft<sup>2</sup> LOT IN ALLENDALE! Character features blend with extensive renovations in this 1,176 ft<sup>2</sup> 2 bedroom, 2 bath semi-bungalow on a 6,529 ft<sup>2</sup>, 1 1/2 lot in sought-after Allendale. The main floor was opened up creating a bright flow between the living room, dining room, and upgraded kitchen with marble counters, updated cabinets, stainless steel appliances including induction stove, peninsula island, and tile backsplash. A spacious bedroom and renovated 4-piece bath complete the main level. Upstairs, there is a massive bedroom and office (could easily be split into two bedrooms) with double closets. The basement offers a family room, third bedroom, laundry with newer washer and dryer, and 3-piece bath. Major updates: shingles (2015), high-efficiency furnace (2023), hot water tank (2017), windows, insulation, etc. Outside enjoy a huge south backyard with newer deck and oversized heated single garage (23x15) with newer door. Close to schools and the U of A.

Built in 1950

### Essential Information

MLS® # E4457750

Price \$424,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,176                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10807 63 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1P9         |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Patio        |
| Parking Spaces | 1                                                                        |
| Parking        | Heated, Insulated, Over Sized, Rear Drive Access, Single Garage Detached |

### Interior

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Induction |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories      | 3                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 15              |

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Listing information last updated on September 15th, 2025 at 8:47am MDT