

\$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

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Price \$549,000

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	35
Zoning	Zone 15

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