

## \$548,000 - 10574 62 Avenue, Edmonton

MLS® #E4450765

### \$548,000

4 Bedroom, 3.50 Bathroom, 1,400 sqft  
Condo / Townhouse on 0.00 Acres

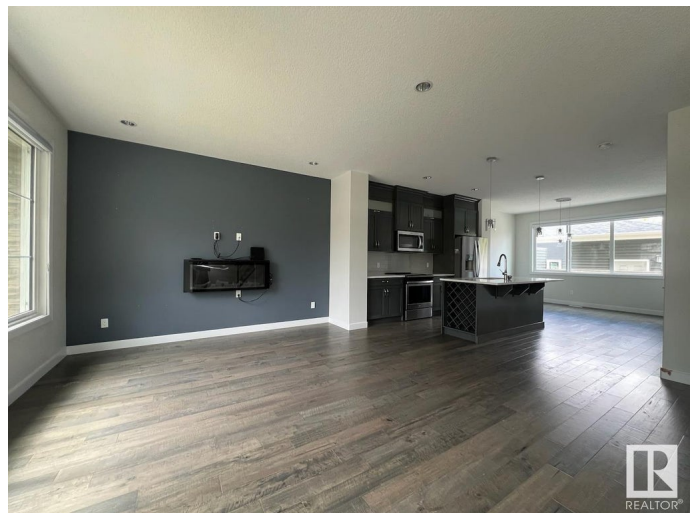
Allendale, Edmonton, AB

Fantastic half duplex with no condo fee in popular Allendale! Enjoy easy access to the UofA, LRT, Southgate, and Whyte Avenue. The main floor of this open concept home includes a bright living room with electric fireplace, a gourmet island kitchen, dining space, and back mud-room with adjoining 2pc. powder bathroom. Upstairs your primary bedroom has a walk-in closet and 4pc. ensuite. Two secondary bedrooms share the main 4pc. bathroom. Enjoy convenient second floor laundry off the hallway. The basement has a separate side entrance and is fully finished with a 1 bedroom suite. The home also features a large back deck, single garage, and fenced yard space.

Built in 2019

### Essential Information

MLS® #	E4450765
Price	\$548,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2019



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10574 62 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1M4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Smart/Program. Thermostat
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 30th, 2025

Days on Market 14

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 August 13th, 2025 at 5:47pm MDT