

## \$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

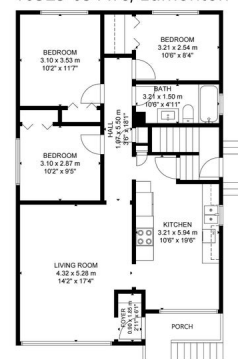
### Essential Information

MLS® # E4433957

Price \$549,000



10525 63 Ave, Edmonton



FIRST FLOOR

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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	5
Zoning	Zone 15

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Listing information last updated on May 6th, 2025 at 10:17pm MDT