

\$614,900 - 10811 63 Avenue, Edmonton

MLS® #E4431572

\$614,900

3 Bedroom, 2.50 Bathroom, 1,577 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Immaculate 1,576 sq ft half duplex infill located in the heart of Allendale, one of Edmonton's most walkable and sought-after mature neighbourhoods. This thoughtfully designed home features a bright and open main floor with large windows, modern finishes, and a functional layout perfect for everyday living. The spacious kitchen offers ample counter space and cabinetry, flowing seamlessly into the living and dining areas. Upstairs you'll find three well-sized 1k-in closet and full ensuite. The undeveloped basement offers excellent potential for future customization. A detached two-car garage adds convenience and value. Situated on a quiet tree-lined street with easy access to schools, transit, the University of Alberta, and Whyte Avenue, this property blends modern comfort with central location.

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4431572 |
| Price | \$614,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,577 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10811 63 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1P9 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, See Remarks, Infill Property |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 17th, 2025

Days on Market 107

Zoning Zone 15

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Listing information last updated on August 2nd, 2025 at 7:02am MDT