

## \$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

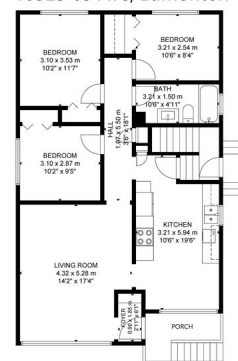
### Essential Information

MLS® # E4433957

Price \$549,000



10525 63 Ave, Edmonton



|                |                        |
|----------------|------------------------|
| 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 | 2             |
| Zoning         | Zone 15       |

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Listing information last updated on May 4th, 2025 at 11:02am MDT