

## \$424,900 - 10807 63 Avenue, Edmonton

MLS® #E4457750

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

RENOVATED, OPEN FLOOR PLAN, HUGE SOUTH YARD, 6,529 ft<sup>2</sup> LOT IN ALLENDALE! Character features blend with extensive renovations in this 1,176 ft<sup>2</sup> 2 bedroom, 2 bath semi-bungalow on a 6,529 ft<sup>2</sup>, 1 1/2 lot in sought-after Allendale. The main floor was opened up creating a bright flow between the living room, dining room, and upgraded kitchen with marble counters, updated cabinets, stainless steel appliances including induction stove, peninsula island, and tile backsplash. A spacious bedroom and renovated 4-piece bath complete the main level. Upstairs, there is a massive bedroom and office (could easily be split into two bedrooms) with double closets. The basement offers a family room, third bedroom, laundry with newer washer and dryer, and 3-piece bath. Major updates: shingles (2015), high-efficiency furnace (2023), hot water tank (2017), windows, insulation, etc. Outside enjoy a huge south backyard with newer deck and oversized heated single garage (23x15) with newer door. Close to schools and the U of A.

Built in 1950

### Essential Information

MLS® # E4457750

Price \$424,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	10807 63 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1P9

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Patio
Parking Spaces	1
Parking	Heated, Insulated, Over Sized, Rear Drive Access, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 14th, 2025
Zoning	Zone 15

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