

## \$753,000 - 10908 62 Avenue, Edmonton

MLS® #E4430610

### \$753,000

4 Bedroom, 1.50 Bathroom, 1,220 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Enjoy the lifestyle and great location of this Open Concept 1234 sqft Bungalow. Featuring custom Maple kitchen cabinets with Granite counters and sink, Maple and hardwood flooring throughout the home. Gas fireplace can be enjoyed while dining or lounging in the Great room. Spacious 5 pce bath with Maple cabinets and double sinks. Maple stairway leads to a tastefully finished lower level with family room, 4th bdm, utility room and 2 pce bath with provision for a shower, Schluter floor system in basement. Double front drive garage. Movable storage shed. Hardy board exterior finish and vinyl windows. Situated on a 964 sq meter lot with 133 ft frontage makes this lot ideal for an opportunity for future development on a quiet treed setting in desirable Parkallen neighborhood.

Built in 1950

### Essential Information

MLS® #	E4430610
Price	\$753,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10908 62 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1N2

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Paved Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 10

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 April 20th, 2025 at 12:02pm MDT