

## \$595,000 - 10535 67 Avenue, Edmonton

MLS® #E4444400

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Welcome to this stunning duplex located on a quiet, tree-lined street in Allendale. This beautifully upgraded home offers 3 bedrooms plus a den, 2.5 baths, and high-end finishes throughout. Enjoy 9'™ ceilings, rich hardwood floors, and a spacious open-concept layout featuring a large great room with a cozy gas fireplace. The kitchen is designed for entertaining, complete with a massive walk-in pantry, quartz countertops with a flush eating bar, soft-close cabinetry, and S/S appliances. Upstairs, the generous primary includes a luxurious ensuite with dual sinks, soaker tub, and separate shower. Two additional well-sized bedrooms and convenient laundry complete the second floor. The open basement features a separate side entrance, ideal for a future suite, and there's a double detached garage. Outside, you'll find a beautifully landscaped yard and private deck—perfect for relaxing or hosting. This property is truly move-in ready and just minutes from the U of A, Whyte Avenue, shopping, and transit.

Built in 2014

### Essential Information

MLS® # E4444400

Price \$595,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,650         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10535 67 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1Z4         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                               |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Mantel, Stone Facing                                                                                                              |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

**School Information**

|            |            |
|------------|------------|
| Elementary | Parkallen  |
| Middle     | Allendale  |
| High       | Strathcona |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 15         |

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Listing information last updated on August 12th, 2025 at 2:18pm MDT