

## \$1,150,000 - 10831 65 Avenue, Edmonton

MLS® #E4453007

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 2,706 sqft

Single Family on 0.00 Acres

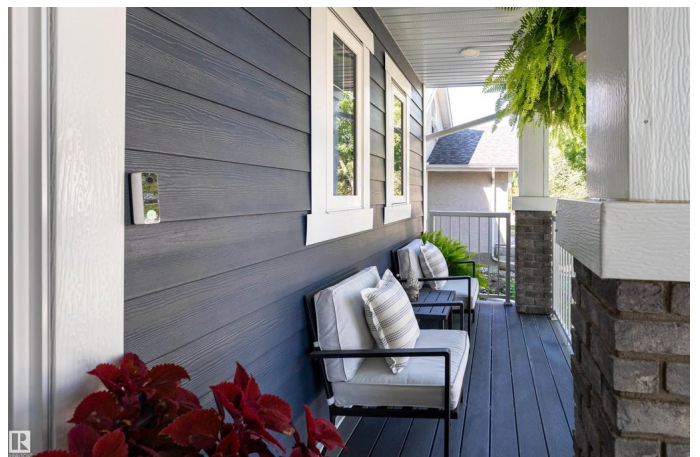
Allendale, Edmonton, AB

2700sqft+ custom built home near UofA! This beautiful home sits on a 40' wide lot, has 6 beds, 4 full baths, finished basement, 24x24 heated garage & low maintenance yard. Bright main floor offers living room w/ brick fireplace; dining space w/ banquette seating; dream kitchen w/ huge island, high-end appl & butlers pantry; main floor bdrm, full bath & huge mudroom w/ built-in organizers. Upstairs is the owner's suite w/ walk-in closet & spa ensuite w/ double vanity, glass shower & freestanding tub. 2 more bedrooms, full bath, laundry room w/ sink & bonus room finishes off this floor. Basement offers 2 beds (1 set up for gym), full bath, family/media room & wet bar. Other features: A/C, separate entrance, 9'™ ceilings on all floors, hardwood, quartz countertops throughout, solid 8' doors, built-in 4-zone Russound sound system, Nest 3-zone temp control, Gemstone exterior lights, security system, extra parking next to garage. Backyard has composite deck, patio w/ serene waterfall feature & artificial turf.

Built in 2018

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4453007    |
| Price    | \$1,150,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,706                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10831 65 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1V8         |

### Amenities

|           |                                                                                                                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Front Porch, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Heated, Over Sized, Parking Pad Cement/Paved                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                       |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone                                                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | 40x130                                                                                                                                                                        |
| Roof              | Asphalt Shingles                                                                                                                                                              |
| Construction      | Wood, Fiber Cement, Stone                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 16th, 2025 at 6:32pm MDT