

Courtesy Of Christy M Cantera Of Real Broker

## \$599,900 - 10507 69 Avenue, Edmonton

MLS® #E4452712

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Allendale welcomes you with this FULLY RENOVATED 1.5 storey home on generous sized lot. AMAZING location! Close to schools, transit, UofA, shopping & all local amenities. Charming curb appeal with refreshed landscaping & front porch with glass railing. Great floor plan is bright, airy & adorned with a contemporary appeal. "THE WORKS" renovation completed throughout home; windows, shingles, hardie-board siding, fence, lighting, curved archways, barn door, engineered wood flooring, geo wall panels, cabinetry, built-in shelving, appliances, kitchen farmhouse sink, countertops, backsplash, paint, black-out blinds & all bathroom's w/fixtures. Convenient back mudroom leads to step-down deck to fully fenced & landscaped yard that boasts oversized single garage w/extended covered patio. Finished basement has large rec room, 4th bedroom, 4pc bathroom & plenty of storage. Trendy upper-level loft-style owners suite is one-of-a-kind. Enjoy your own private sanctuary w/vaulted ceilings & luxurious ensuite. MUST SEE!!!

Built in 1952

### Essential Information

MLS® # E4452712

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10507 69 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2C5         |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking   | Over Sized, Single Garage Detached                                                            |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Insert                                                                                                                   |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                            |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl, Hardie Board Siding         |
| Foundation   | Concrete Perimeter                       |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | PARKALLEN SCHOOL  |
| Middle     | ALLENDAL SCHOOL   |
| High       | STRATHCONA SCHOOL |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 63                |
| Zoning         | Zone 15           |

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Listing information last updated on October 15th, 2025 at 8:17am MDT