

## \$467,500 - 10562 62 Avenue, Edmonton

MLS® #E4425002

### \$467,500

5 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Great investment property- upgraded three bedroom bungalow in Allendale. Over 1000 sq ft home with a two bedroom basement inlaw suite. Upgrades include kitchen cupboards, granite tops in kitchen and bathroom, hardwood floors, interior doors, casings and baseboards. Side entrance leading to basement where there is a second kitchen and living room, 2 bedrooms and a 4 piece bathroom. 100 amp electrical, updated pipes in basement floor, insulation in attic, sump pump, new hot water tank and shingles on house, new fence in backyard. Nicely treed front and back yards, double garage. Great location only 10 minutes South of the University Hospital, University of Alberta, Whyte Ave and five minutes to Southgate shopping centre and the LRT station.

Built in 1959

### Essential Information

MLS® #	E4425002
Price	\$467,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1959



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10562 62 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1M4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 10th, 2025
Days on Market	53
Zoning	Zone 15

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