

## \$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          |

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 May 2nd, 2025 at 4:03pm MDT