

## \$650,000 - 10706 67 Avenue, Edmonton

MLS® #E4460313

**\$650,000**

4 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Step into this beautifully designed 1620 sq ft home that combines modern style with income potential, featuring a SIDE ENTRANCE and a LEGAL SUITE ideal for families or investors. The main floor offers a spacious living room with a soaring white tile fireplace, a bright dining area, and a chef's kitchen with abundant cabinets, generous counter space, a large island with seating and sink, and plenty of natural light from oversized windows. Upstairs you will find a luxurious primary bedroom with a spa-like ensuite and double sinks, two additional bedrooms, and a 4 piece bath. The LEGAL basement suite boasts high ceilings, vinyl plank flooring, a full kitchen with stainless steel appliances, a large living space, a bright bedroom, a 4 piece bath, and separate laundry. Outside offers a fenced yard with a deck and a double garage. With its excellent location near schools, shopping, playgrounds and golf, this home is designed to deliver lifestyle appeal and financial benefits in one package.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460313  |
| Price    | \$650,000 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,620         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10706 67 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1Z9         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Guest Suite |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Insert                                                                                            |
| Stories           | 2                                                                                                 |
| Has Suite         | Yes                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Queen Alexandra Elementary |
| Middle     | Avalon Junior High School  |
| High       | Strathcona High School     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 42                |
| Zoning         | Zone 15           |

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Listing information last updated on November 12th, 2025 at 3:47pm MST