

# \$424,900 - 10622 61 Avenue, Edmonton

MLS® #E4461786

## \$424,900

5 Bedroom, 2.00 Bathroom, 914 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

GREAT VALUE ALLENDALE LOCATION...  
THREE BEDROOM RAISED BUNGALOW  
PLUS A TWO BEDROOM LEGAL SUITE IN  
BASEMENT!! Durable SOLID HARDWOOD  
on main, and NEW CARPET (just installed) in  
the Basement Suite Living Room and 2  
Bedrooms. 2 Separate IN-SUITE LAUNDRY  
set-ups (full-size) and TWO High-Efficiency  
Furnaces, including one that is BRAND NEW  
(SEPTEMBER 2025, \$5985.00) with 10 year  
parts & labor and 20 year Heat Exchanger  
Warranty. Previous owner installed weeping  
Tile & Sump Pump. South central location that  
is only an 8 minute drive to UofA, close to  
major shopping at Southgate Mall and the ever  
vibrant Whyte Avenue area, plus quick access  
to Calgary Trail.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461786  |
| Price          | \$424,900 |
| Lease Rate     | \$14      |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 914       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10622 61 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1L7         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 3                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan, Storage Shed, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                     |
| Stories      | 2                                                                                                                                             |
| Has Suite    | Yes                                                                                                                                           |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                             |

### School Information

|        |                  |
|--------|------------------|
| Middle | Allendale School |
|--------|------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| 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 October 13th, 2025 at 10:47pm MDT