

## \$697,799 - 10811 64 Avenue, Edmonton

MLS® #E4447288

**\$697,799**

4 Bedroom, 3.50 Bathroom, 1,997 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

Welcome to this stunning 2.5 storey townhouse located in the highly desirable community of Allendale. Flooded with NATURAL LIGHT & designed with modern elegance this home has everything you're looking for. The kitchen is a chef's dream featuring a massive island with eating bar, sleek cabinetry, QUARTZ COUNTERTOPS, tiled backsplash & is next to the large dining room. The spacious living room features a gas f/p & FRENCH DOORS leading to a large deck & beautifully landscaped yard. A 2pce bath completes the level. The 2nd floor hosts a generous primary bdrm with walk-in closet & stylish 4pce ENSUITE. 2 addt'l bdrms, 4pce bath & laundry complete this level. Head up to the 3rd floor LOFT with access to a ROOFTOP PATIO. The fully finished bsmt features a rec room with WET BAR, 4th bdrm, 3pce bath and direct access to the backyard. Enjoy the private, fenced backyard and access to a SINGLE DETACHED GARAGE. All this minutes from the UofA, Whyte Ave, Southgate Mall & a wide array of shops, restaurants & amenities.

Built in 2017

### Essential Information

MLS® # E4447288

Price \$697,799



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,997             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10811 64 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1T3         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Patio, Walkout Basement, Infill Property |
| Parking   | Single Garage Detached                                          |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Fireplace         | Yes                                                                           |
| Fireplaces        | Stone Facing                                                                  |
| Stories           | 4                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Finished                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Metal, Stucco                                   |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 15         |
| Condo Fee      | \$25            |

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Listing information last updated on August 11th, 2025 at 11:02pm MDT