

Courtesy Of Reggie Sandhu Of KIC Realty

# \$729,900 - 10946 62 Ave, Edmonton

MLS® #E4412864

**\$729,900**

6 Bedroom, 4.00 Bathroom, 1,571 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

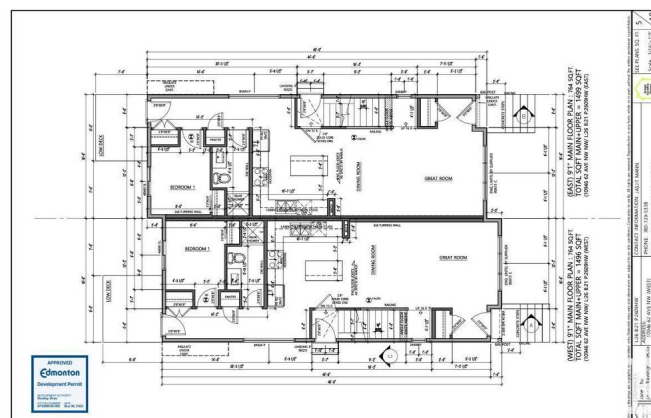
Under Construction Half-Duplex offers 1570 Sq.Mt of living space, featuring 4 spacious bedrooms and 3 full bathrooms, including a bedroom and bath conveniently located on the main floor. The legal basement suite with 2 additional bedrooms and a separate bath provides an excellent investment opportunity. Double detached garage and a side entrance to the basement and located near all amenities and close to the University area, this home is ideal for families, students, or investors looking for a prime location. Currently under construction, with expected completion in Feb 2025.



Built in 2024

## Essential Information

MLS® #	E4412864
Price	\$729,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,571
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey



Status Active

### Community Information

Address 10946 62 Ave  
Area Edmonton  
Subdivision Parkallen (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6H 1N2

### Amenities

Amenities See Remarks  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Washers-Two, Oven Built-In-Two  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Public Transportation, Schools, Subdividable Lot, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Parkallen School  
Middle Avalon Junior High School  
High Strathcona School

### Additional Information

Date Listed November 6th, 2024  
Days on Market 126  
Zoning Zone 15

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Listing information last updated on March 12th, 2025 at 2:32pm MDT