

## \$399,900 - 10434 69 Avenue, Edmonton

MLS® #E4433731

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Exceptional Investment Opportunity Just Steps from the University of Alberta! Location, location, location! This prime property is a rare find for savvy investors or future homeowners seeking incredible value in one of Edmonton's most desirable rental zones. Just minutes from the U of A, this versatile home offers 3 spacious bedrooms and 2 full bathrooms upstairs, plus a walk-up basement featuring a self-contained 1-bedroom in-law suite with its own kitchen – ideal for multi-generational living or maximizing rental income. A separate shared laundry room adds convenience and privacy for all occupants. Recent capital upgrades – including a newer roof, furnace, and hot water tank – help minimize future maintenance costs and boost long-term returns. Whether you're looking to expand your real estate portfolio or secure a high-demand rental in a bustling, student-centric neighborhood, this property checks all the boxes. Don't miss your chance to capitalize on this unbeatable location!

Built in 1955

### Essential Information

MLS® # E4433731

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,199
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10434 69 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2C3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking	Front/Rear Drive Access

### **Interior**

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      3  
Zoning                Zone 15

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