

## \$479,000 - 10919 67 Avenue, Edmonton

MLS® #E4435745

**\$479,000**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Ideal for first-time buyers, investors, or anyone seeking a charming home near the University of Alberta! This upgraded 1.5-storey home in desirable Parkallen offers 4 bedrooms, 2 bathrooms (3-piece & 4-piece), and a fully finished basement with separate entrance. Recent updates include flooring and windows. Enjoy a bright main floor with a cozy living room, formal dining area, primary bedroom, and functional kitchen. The upper level features two spacious, character-filled loft-style bedrooms. Downstairs you'll find an additional bedroom and bathroom. A large detached double garage and extended driveway provide ample parking. Prime location—just 5 minutes to U of A, close to LRT, bus stops, parks, schools, cafes, and Whyte Ave. A great opportunity for students, families, or investors!

Built in 1950

### Essential Information

MLS® #	E4435745
Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1950



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	10919 67 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2A5

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Concrete, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	8
Zoning	Zone 15

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