

## \$649,900 - 10415 68 Avenue, Edmonton

MLS® #E4421919

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Condo / Townhouse on 0.00 Acres

Allendale, Edmonton, AB

Welcome to Allendale! BRAND NEW half duplex built by Neelâ€™s Custom Homes. Finished with a LEGAL 1 BEDROOM SELF-CONTAINED BASEMENT SUITE with separate entrance. Above grade includes 3 bedrooms, 2.5 baths, chef kitchen, two-tone cabinets, granite counters, 2nd floor laundry with cabinets and the master includes a walk in closet, 4 pc ensuite with tiled walls to the ceiling. Luxury vinyl plank throughout the main floor. Other features include Black metal railings and modern linear fireplace. Out back includes a deck and sidewalk blocks to the double detached garage and the modern exterior stucco façade with metal accents and precast front steps. Excellent location near the University of Alberta, all amenities, and public transportation. No Condo Fees!!!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421919  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,643     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10415 68 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2A8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

**Additional Information**

Date Listed            February 18th, 2025  
Days on Market      72  
Zoning                Zone 15

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