

## \$539,900 - 10842 66 Avenue, Edmonton

MLS® #E4430958

**\$539,900**

5 Bedroom, 2.00 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

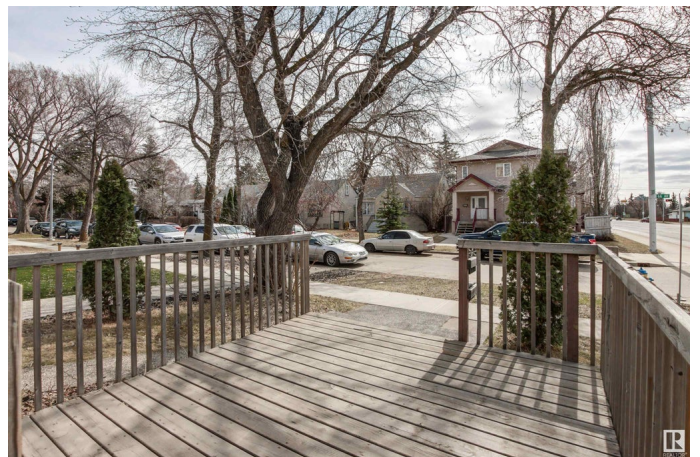
Exceptional Revenue Property close to the University in Allendale - Presently providing \$3,800 in Monthly Rental Income. The Main Floor has an Open Concept Design with Large Vinyl Windows that provides lots of Natural Light in the Living Room, Dining Room and Kitchen. Highlights include 3 good sized bedrooms, a four piece bathroom, Modern Appliances, Updated Cabinets, and a Laundry Room. The Basement has a Legal Suite with a separate entrance and a separate electrical meter. Highlighted is the Open Concept for the Modern Kitchen, Dining Area and Living Room, Large Windows due to the raised bungalow design, two large bedrooms, 4 piece bathroom and a laundry room. The home has had a number of renovations and upgrades that includes newer furnaces, wall insulation / roof / & sidewalks (2014) back water valve and sewer line (2022). Outdoors has a Front and Rear Deck, Oversized Double Garage and RV Parking. Great Investment Property that would be ideal for University Student Tenants or U of A Hospital employees

Built in 1950

### Essential Information

MLS® # E4430958

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,135                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10842 66 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1X9         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Insulation-Upgraded, Vinyl Windows |
| Parking   | Double Garage Detached                                    |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 15th, 2025  
Days on Market       5  
Zoning                 Zone 15

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