

## \$725,000 - 6818 105a Street, Edmonton

MLS® #E4431845

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Nestled on a quiet, tree-lined street in the sought-after neighborhood of Allendale, this stunning half duplex is the ideal family home. Thoughtfully designed and meticulously built, every detail carefully considered—from the sleek European-style kitchen with a massive quartz island to the spacious primary bedroom featuring a gorgeous ensuite. You'll love the convenience of a true laundry room (not just a closet!) and the fully finished LEGAL basement suite, completed by the builder to seamlessly match the style and quality of the main home. The open-concept layout maximizes every square inch, making the space feel both functional and luxurious. The private side entrance to the suite is located off the lane, and with no neighbor directly beside you, natural light floods the stairwell through large windows. Enjoy a double detached garage, fully insulated and drywalled—perfect for storage or parking. Located close to top-rated schools, the UofA, with easy access to Whyte Ave, Downtown & the Airport

Built in 2019

### Essential Information

MLS® # E4431845

Price \$725,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,602         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6818 105a Street |
| Area        | Edmonton         |
| Subdivision | Allendale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 2R2          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

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

### **School Information**

|            |            |
|------------|------------|
| Elementary | Allendale  |
| Middle     | Allendale  |
| High       | Strathcona |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 15          |

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Listing information last updated on May 2nd, 2025 at 2:47am MDT