

## \$689,000 - 10822 66 Avenue, Edmonton

MLS® #E4438841

**\$689,000**

5 Bedroom, 3.50 Bathroom, 1,666 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Welcome to Allendale in the U of A area – a modern 2-storey newer half duplex with everything on your wish list, including A/C, a double detached garage and a LEGAL 2-bdrm basement suite. Set on a quiet, tree-lined street, this home features a smart, open-concept layout that maximizes space and style. Inside, you'll find upscale details like wide-plank engineered hardwood, quartz countertops, premium S/S appliances, and upstairs laundry for added convenience. The LAGEL basement with Side Entrance offers even more flexibility – with kitchen, 2 bdrms, a full bath, and a living area, it's perfect for rental income to help offset your mortgage. Complete with 5 total bdrms, 3.5 baths, a landscaped yard, and a sunny rear deck, this property is move-in ready and ideally located near schools, the UofA, and public transit. Whether you're looking to live in, rent out, or both – this is the opportunity you've been waiting for.



Built in 2019

### Essential Information

MLS® #	E4438841
Price	\$689,000
Bedrooms	5
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10822 66 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1X9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Tennis Courts, Infill Property, HRV System
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	20
Zoning	Zone 15

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Listing information last updated on June 17th, 2025 at 9:17am MDT