

## \$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 |
|----------|----------------------------------|

|                   |  |
|-------------------|--|
| 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 | 11             |
| Zoning         | Zone 15        |

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Listing information last updated on June 8th, 2025 at 3:47pm MDT