

## \$529,900 - 10842 66 Avenue, Edmonton

MLS® #E4430958

**\$529,900**

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 \$529,900



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 Suite	Yes
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                17

Zoning                            Zone 15

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