

## **\$449,900 - 11155 62 Avenue, Edmonton**

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MLS® #E4428546

### **\$449,900**

4 Bedroom, 2.00 Bathroom, 979 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

#### **CALLING ALL INVESTORS & BUILDERS!**

Welcome to this charming bungalow in the highly desirable neighbourhood of Parkallen! With a bright & spacious living room, this home offers a cozy yet functional layout. The kitchen is thoughtfully designed for both convenience and efficiency, boasting ample cabinetry and a generous countertop that provides plenty of space for meal preparation. Completing the main floor are a versatile office/den—perfect for working from home—a 4-piece bathroom, and two comfortable bedrooms. Downstairs, the fully finished basement expands the living space with a spacious family room, two additional bedrooms, a 3-piece bathroom, a laundry area, and a storage room. Situated on a large landscaped lot along with an oversized single-detached garage, this home is perfect for families or investors alike. Enjoy the convenience of being close to the University of Alberta, LRT, Southgate Mall & Whyte Avenue. A fantastic opportunity in a sought-after location!



Built in 1951

#### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4428546  |
| Price    | \$449,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 979                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 11155 62 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 1N3              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 15

RE / Bank Owned Yes

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