

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

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—a 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 9:18am MDT