

## \$1,298,000 - 10415 68 Avenue, Edmonton

MLS® #E4421922

**\$1,298,000**

8 Bedroom, 7.00 Bathroom, 3,287 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Welcome to Allendale! BRAND NEW SIDE-BY-SIDE duplex built by Neelâ€™s Custom Homes. Finished with a LEGAL 1 BEDROOM SELF- CONTAINED BASEMENT SUITE with separate entrance. Above grade includes 3 bedrooms, 2.5 baths, chef kitchen, two-tone cabinets, granite counters, 2nd floor laundry with cabinets and the master includes a walk in closet, 4 pc ensuite with tiled walls to the ceiling. Luxury vinyl plank throughout the main floor. Other features include Black metal railings and modern linear fireplace. Out back includes a deck and sidewalk blocks to the double detached garage and the modern exterior stucco façade with metal accents and precast front steps. Excellent location near the University of Alberta, all amenities, and public transportation.

Built in 2022

### Essential Information

MLS® #	E4421922
Price	\$1,298,000
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	3,287
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	10415 68 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2A8

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 18th, 2025  
Days on Market                69  
Zoning                              Zone 15

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