

# \$719,000 - 10946 62 Avenue, Edmonton

MLS® #E4445962

**\$719,000**

6 Bedroom, 4.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome to this stunning brand new half-duplex, thoughtfully crafted with tons of upgrades and located in a highly desirable, central neighborhood close to all major amenities. This home features a total of 6 generously sized bedrooms and 4 full bathrooms, including a rare main floor bedroom and full bath—ideal for guests, extended family, or flexible living needs. The open-concept layout is designed for comfort and functionality, with premium finishes throughout, including modern lighting, sleek cabinetry, and quartz countertops. Downstairs include a fully legal 2-bedroom basement suite with its own private entrance presents an outstanding mortgage helper or investment opportunity. A double detached garage provides secure parking. Perfectly situated near public transit, schools, shopping, and just minutes from the University area, this home is an exceptional opportunity for families, students, or investors looking for a turnkey property in a prime location.

Built in 2024

## Essential Information

MLS® # E4445962

Price \$719,000

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	1,435
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10946 62 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1N2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 23

Zoning Zone 15

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