



Downtown

**10836 63 Ave
Edmonton, AB**



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\$539,900

Welcome to this bright and newer half duplex in ALLENDALE located at 10836-63 Ave. Home has been completed with every attention & detail. Hardwood flooring on the main floor with 9 ft ceiling comes with a fireplace, designated dining area, with stylish lighting, pantry & half bath. Upper floor features 3 bedrooms with the primary boasting a 4 pc. in suite, spacious main bath and modern exterior stucco finish. Comes with stainless steel appliances. To complete this package there is a double detached garage, fully fence AND landscaping front and back! All of this in an established community & close to downtown and a short drive to the U of A.* ***NO CONDO FEES*** SEPARATE ENTRANCE TO POTENTIAL FUTURE BASEMENT SUITE.

Listing Presented By:



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