

\$399,900 - 10434 69 Avenue, Edmonton

MLS® #E4433731

\$399,900

4 Bedroom, 3.00 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Exceptional Investment Opportunity Just Steps from the University of Alberta! Location, location, location! This prime property is a rare find for savvy investors or future homeowners seeking incredible value in one of Edmonton's most desirable rental zones. Just minutes from the U of A, this versatile home offers 3 spacious bedrooms and 2 full bathrooms upstairs, plus a walk-up basement featuring a self-contained 1-bedroom in-law suite with its own kitchen – ideal for multi-generational living or maximizing rental income. A separate shared laundry room adds convenience and privacy for all occupants. Recent capital upgrades – including a newer roof, furnace, and hot water tank – help minimize future maintenance costs and boost long-term returns. Whether you're looking to expand your real estate portfolio or secure a high-demand rental in a bustling, student-centric neighborhood, this property checks all the boxes. Don't miss your chance to capitalize on this unbeatable location!

Built in 1955

Essential Information

MLS® # E4433731

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,199
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	10434 69 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2C3

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking	Front/Rear Drive Access

Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed May 1st, 2025
Days on Market 2
Zoning Zone 15

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