

# \$349,900 - 10657 64 Avenue, Edmonton

MLS® #E4464251

**\$349,900**

2 Bedroom, 1.00 Bathroom, 677 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Prime Investment or Infill Opportunity in Allendale! Located on a 10.1m x 39.7m lot, this turnkey, low-maintenance home offers both solid rental income and future redevelopment potential in one of Edmonton’s most desirable infill communities. Features include updated shingles, insulation, vinyl siding, windows, new furnace, and hot water tank, plus a spacious kitchen, two large bedrooms, and an updated bathroom. Allendale is known for its strong rental demand, central location, and steady infill growth—making this the perfect buy, rent, or build opportunity for savvy investors.

Built in 1940

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464251               |
| Price          | \$349,900              |
| Lease Rate     | \$10                   |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 677                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10657 64 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1T1         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Infill Property |
| Parking   | 2 Outdoor Stalls                                        |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 1                                                         |
| Has Basement | Yes                                                       |
| Basement     | None, No Basement                                         |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 15            |

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Listing information last updated on November 5th, 2025 at 1:47am MST