

## \$305,000 - 10815 65 Avenue, Edmonton

MLS® #E4432435

**\$305,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Discover the canvas for your dream home in the heart of Allendale! This prime, vacant lot offers a rare opportunity to craft your vision amidst a thriving, established community. This blank slate invites architectural innovation and personalization, boasting proximity to schools, parks, and local amenities. Nestled in a sought-after neighborhood, embrace the tranquility of suburban living while relishing the convenience of urban access. Seize the chance to shape your ideal lifestyle in this coveted locale, where every architectural aspiration can become a reality. Fully serviced: NEW 25mm Water Service, and a NEW 150mm Sanitary Service. There is a power pole directly behind the lot across the alley so no worries about needing to add a power pole or additional cost for a new overhead power service. The RDP is attached. This is from before the new bylaw came into effect, so it is showing requirements that are now more relaxed (IE. front set back).

### Essential Information

MLS® #	E4432435
Price	\$305,000
Bathrooms	0.00
Acres	0.00
Type	Single Family



Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	10815 65 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

**Exterior**

Exterior Features	Schools, Shopping Nearby
-------------------	--------------------------

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	101
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:17am MDT