

Courtesy Of Michael A Pavone Of RE/MAX Elite

## \$1,185,000 - 10818 68 Avenue, Edmonton

MLS® #E4452214

**\$1,185,000**

7 Bedroom, 7.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

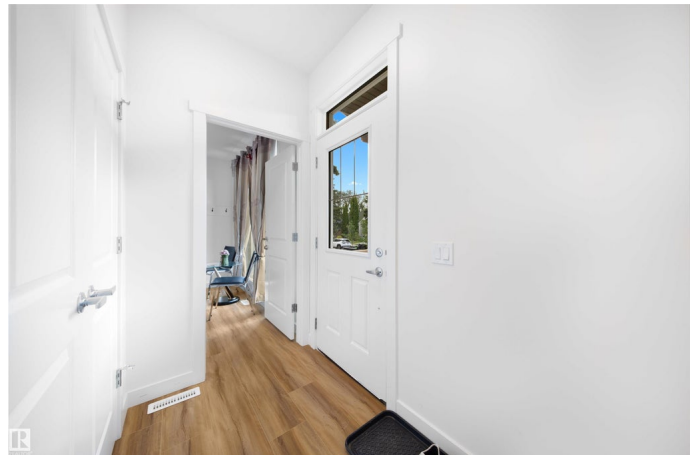
Allendale, Edmonton, AB

**INVESTOR ALERT! 3 SELF CONTAINED LIVING SPACES** â€“ NEW BUILD IN ALLENDALE Exceptional investment opportunity in the desirable community of Allendale. This custom-built home features 2-Bdrm Legal Basement Suite 2-Bdrm Legal Garage Suite 4-Bdrm Primary Residence Bonus: Private Guest Suite with separate side entrance, 3-pc ensuite, laundry, fridge, and sink High-quality construction with upgraded finishings throughout. Includes two single-car garages plus additional parking pad. **PRIME LOCATION** â€“ walking distance to Allendale Elementary, Strathcona High School, University of Alberta, and major hospitals. Live in one unit and rent the others! Add a **TURNKEY INCOME PROPERTY** to your portfolio. Donâ€™t miss this one-of-a-kind opportunity!

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4452214    |
| Price          | \$1,185,000 |
| Bedrooms       | 7           |
| Bathrooms      | 7.50        |
| Full Baths     | 7           |
| Half Baths     | 1           |
| Square Footage | 2,261       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10818 68 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2B8         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, Front Porch, Hot Water Tankless |
| Parking   | Double Garage Detached                           |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Flat Site, Not Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

Date Listed August 9th, 2025

Days on Market 3

Zoning Zone 15

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Listing information last updated on August 12th, 2025 at 3:32am MDT