

## \$1,150,000 - 10831 65 Avenue, Edmonton

MLS® #E4453007

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 2,706 sqft

Single Family on 0.00 Acres

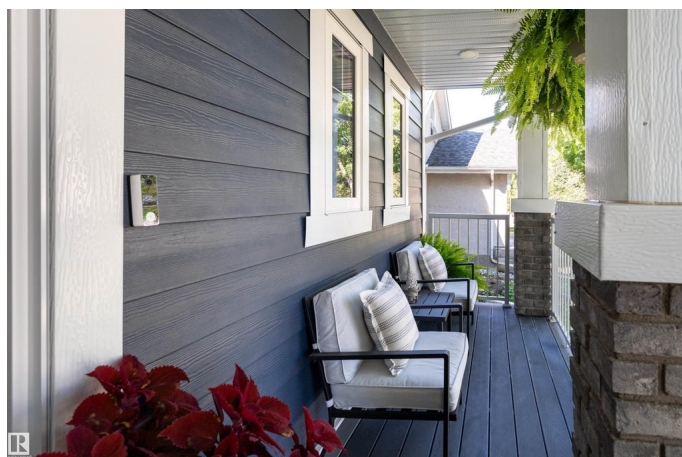
Allendale, Edmonton, AB

2700sqft+ custom built home near UofA! This beautiful home sits on a 40' wide lot, has 6 beds, 4 full baths, finished basement, 24x24 heated garage & low maintenance yard. Bright main floor offers living room w/ brick fireplace; dining space w/ banquette seating; dream kitchen w/ huge island, high-end appl & butlers pantry; main floor bdrm, full bath & huge mudroom w/ built-in organizers. Upstairs is the owner's suite w/ walk-in closet & spa ensuite w/ double vanity, glass shower & freestanding tub. 2 more bedrooms, full bath, laundry room w/ sink & bonus room finishes off this floor. Basement offers 2 beds (1 set up for gym), full bath, family/media room & wet bar. Other features: A/C, separate entrance, 9'™ ceilings on all floors, hardwood, quartz countertops throughout, solid 8' doors, built-in 4-zone Russound sound system, Nest 3-zone temp control, Gemstone exterior lights, security system, extra parking next to garage. Backyard has composite deck, patio w/ serene waterfall feature & artificial turf.

Built in 2018

### Essential Information

MLS® #	E4453007
Price	\$1,150,000
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	2,706
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10831 65 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1V8

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Front Porch, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Heated, Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	40x130
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 15

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Listing information last updated on August 16th, 2025 at 1:17pm MDT