

## \$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

Please book showings Monday, Tuesday, Thursday Fridays between 5-730 pm. Saturday and sundays 1030am- 1pm. Upstairs tenants are leaving May 31st and basement tenants would like to stay. Upstairs was paying \$1800 with the basement tenant paying \$900 with a 60/40 split on utilities.

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	1
Zoning	Zone 15

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Listing information last updated on May 2nd, 2025 at 6:17am MDT