

## \$719,000 - 10946 62 Avenue, Edmonton

MLS® #E4445962

**\$719,000**

6 Bedroom, 4.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome to this stunning brand new half-duplex, thoughtfully crafted with tons of upgrades and located in a highly desirable, central neighborhood close to all major amenities. This home features a total of 6 generously sized bedrooms and 4 full bathrooms, including a rare main floor bedroom and full bath—ideal for guests, extended family, or flexible living needs. The open-concept layout is designed for comfort and functionality, with premium finishes throughout, including modern lighting, sleek cabinetry, and quartz countertops. Downstairs include a fully legal 2-bedroom basement suite with its own private entrance presents an outstanding mortgage helper or investment opportunity. A double detached garage provides secure parking. Perfectly situated near public transit, schools, shopping, and just minutes from the University area, this home is an exceptional opportunity for families, students, or investors looking for a turnkey property in a prime location.

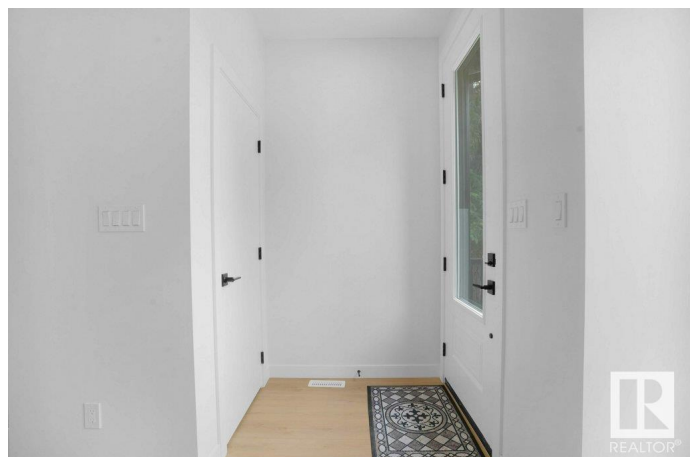
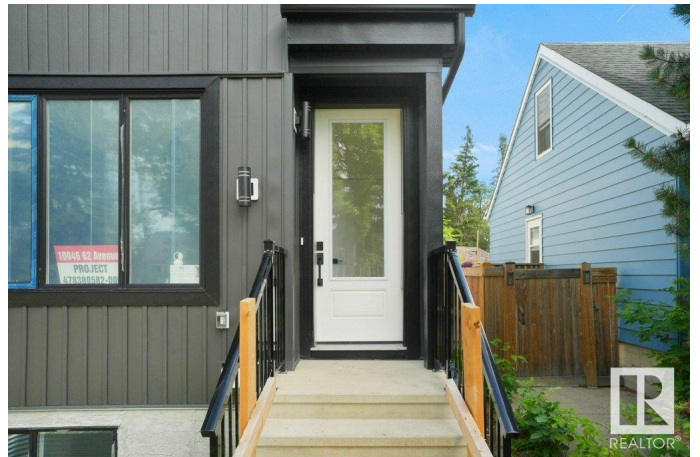
Built in 2024

### Essential Information

MLS® # E4445962

Price \$719,000

Bedrooms 6



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,435         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10946 62 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 1N2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 3                                                                 |
| Has Suite         | Yes                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Vinyl            |
| Exterior Features | Back Lane, See Remarks |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Vinyl            |
| Foundation        | Concrete Perimeter     |

### Additional Information

Date Listed July 4th, 2025

Days on Market 51

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 24th, 2025 at 5:02pm MDT