

## \$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

Exceptional Investment Opportunity Just Steps from the University of Alberta! Location, location, location! This prime property is a rare find for savvy investors or future homeowners seeking incredible value in one of Edmonton's most desirable rental zones. Just minutes from the U of A, this versatile home offers 3 spacious bedrooms and 2 full bathrooms upstairs, plus a walk-up basement featuring a self-contained 1-bedroom in-law suite with its own kitchen – ideal for multi-generational living or maximizing rental income. A separate shared laundry room adds convenience and privacy for all occupants. Recent capital upgrades – including a newer roof, furnace, and hot water tank – help minimize future maintenance costs and boost long-term returns. Whether you're looking to expand your real estate portfolio or secure a high-demand rental in a bustling, student-centric neighborhood, this property checks all the boxes. Don't miss your chance to capitalize on this unbeatable location!

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       2  
Zoning                 Zone 15

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