

## **\$899,000 - 10921 - 10923 68 Avenue, Edmonton**

MLS® #E4428605

**\$899,000**

6 Bedroom, 4.00 Bathroom, 2,084 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Prime Investment Opportunity in the sought after neighbourhood of Parkallen. Close to U of A, Southgate shopping mall and Whyte Avenue. Easy access to public transportation. This side by side bi-level style has 4 suites, built on 2 massive Titled Lots. Updates include roof (2014) and hot water tanks. Each upper and bottom units are bright and inviting. Each upper level unit has 2 spacious bedrooms, 1 full bath, kitchen & dining room and huge living room. Approximately 1,000 sq.ft. Each lower level has huge windows. 1 bedroom, 1 full bath, kitchen & dining room and a huge living room. Approximately 750 sq.ft. Each side of the duplex has a shared laundry (coin operated) and mechanical room. Double detached garage with center divider wall for 2 single parking stalls. Don't miss this rare opportunity !

Built in 1958

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428605  |
| Price          | \$899,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,084     |
| Acres          | 0.00      |



|            |                     |
|------------|---------------------|
| Year Built | 1958                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Bi-Level            |
| Status     | Active              |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10921 - 10923 68 Avenue |
| Area        | Edmonton                |
| Subdivision | Parkallen (Edmonton)    |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2B9                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas                   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 15         |

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Listing information last updated on June 16th, 2025 at 5:47pm MDT