

# **\$945,000 - 10921 - 10923 68 Avenue, Edmonton**

MLS® #E4428605

**\$945,000**

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	\$945,000
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 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	16
Zoning	Zone 15

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