

## \$508,000 - 6511 109 Street, Edmonton

MLS® #E4445246

**\$508,000**

3 Bedroom, 2.50 Bathroom, 1,522 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Great half duplex (with opportunity to own both sides!) in University community of Allendale. Great access to public transportation and just blocks from U of A campus, hospital and Whyte Avenue. 2008 build with numerous recent updates; new luxury vinyl plank, carpet, paint throughout, stair railing, blackout window coverings, stainless steel appliances. Large open main floor featuring kitchen with granite countertops, and brand new appliances. Living room with lots of light and centred around gas fireplace. 3 large bedrooms upstairs with a 4 piece ensuite and additional 4 piece bathroom. Basement has separate entrance with rough in for 3 piece bathroom, kitchen, central vacuum and 2 egress windows. Bonus sideyard, oversized single garage, gutter guards around entire house and garage, newly painted exterior hand rails. Move in ready now and perfect time of year coming up for back to school rentals!

Built in 2007

### Essential Information

MLS® #	E4445246
Price	\$508,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,522
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6511 109 Street
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3B5

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 2nd, 2025  
Days on Market        6  
Zoning                    Zone 15

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