

## \$349,900 - 10801 68 Avenue, Edmonton

MLS® #E4442657

**\$349,900**

2 Bedroom, 2.00 Bathroom, 776 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Opportunity knocks in Allendale with this corner lot bungalow priced at just \$349,900. Whether you're looking to secure a rental property in a high-demand neighborhood or planning your next redevelopment project, this home delivers flexibility. With RF3 zoning and a corner lot, the potential for adding a garage suite (buyer to verify) opens doors for future upside. While the home itself is modest and in need of some care, it can generate income right away from tenants who value the location. Steps from transit, schools, and key amenities, the area continues to attract young professionals, students, and developers alike. This hybrid opportunity allows you to rent now, renovate later, or redevelop when ready—exactly the kind of property that holds long-term value in a changing market. A rare find for those with vision, in one of Edmonton's most desirable core communities.

Built in 1949

### Essential Information

MLS® #	E4442657
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	776
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10801 68 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2B7

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	1

## Zoning

## Zone 15

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Listing information last updated on June 17th, 2025 at 5:02am MDT