

## \$469,900 - 10920 68 Avenue, Edmonton

MLS® #E4440636

**\$469,900**

3 Bedroom, 2.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Rare 54' x 100' Lot in Prime Parkallen Location â€™ Redevelopment Potential! This charming 2+1 bedroom bungalow sits on a large 54â€™ x 100â€™ lot in the desirable community of Parkallen, offering incredible potential under Edmontonâ€™s new zoning bylaw (RS â€™ Small Scale Residential). The spacious main floor features a bright living room, kitchen, two bedrooms, and full bath. The fully finished basement includes a second kitchen, family room, and third bedroom â€™ ideal for extended family or future suite potential. Enjoy the expansive, fully fenced yard with a deck, fire pit, and single detached garage. Just minutes to the U of A, U of A Hospital, LRT, Southgate, and walking distance to Parkallen Bilingual School. A great holding property or redevelopment opportunity.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440636  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |
| Acres          | 0.00      |
| Year Built     | 1950      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10920 68 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 2C1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | PARKALLEN SCHOOL  |
| Middle     | MCKERNAN SCHOOL   |
| High       | STRATHCONA SCHOOL |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 15

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Listing information last updated on June 17th, 2025 at 3:17am MDT