

\$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. 2007 build with numerous recent updates; new luxury vinyl plank, carpet, paint throughout, bathtubs, 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 and ready for future development. Bonus sideyard, oversized single garage, gutter guards around entire house and garage for low maintenance. 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 3

Zoning Zone 15

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Listing information last updated on July 5th, 2025 at 4:47am MDT