

## \$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        31  
Zoning                    Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 2nd, 2025 at 9:02pm MDT