

## \$427,525 - 10671 67 Street, Edmonton

MLS® #E4450007

**\$427,525**

3 Bedroom, 2.00 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Calling all investors, renovators, handy people, builders or anyone looking for a project requiring some sweat equity but offering a load of potential. This supersized lot (front is 17.4 m. and rear is 14.9 m. while south is 43 m. and north is 45.2 m. - these are approx. measurements.) is just calling to be subdivided and to accomodate 2 beautiful new homes in the near future. Maybe do you prefer to work on a solid older home and transform it into a contemporary delight? This house is a "fixer-upper" but is solid and has tons of potential. There is a newer roof, a high efficient furnace and the electrical has been upgraded to 100 amp. service. This property is also located in the sought after Capilano neighbourhood just a couple of blocks off Hardisty Drive and minutes to walking and biking trails, the North Saskatchewan River, Capilano boat launch and all amenities including Capilano Mall.

Built in 1957

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450007  |
| Price      | \$427,525 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,171                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10671 67 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2R9         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| Fireplace    | Yes                                                                                         |
| Fireplaces   | See Remarks                                                                                 |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | Full, Partially Finished                                                                    |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        8  
Zoning                    Zone 19

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