

\$489,000 - 6519 104a Street, Edmonton

MLS® #E4453468

\$489,000

4 Bedroom, 2.00 Bathroom, 974 sqft
Single Family on 0.00 Acres

Allendale, Edmonton, AB

INVESTOR ALERT! Rare, quiet crescent in south central Allendale offers a modernized turnkey property with a legal basement suite and separate entrance. Property has had 0 vacancy over the last 9 years. Enhanced soundproofing between floors maximizes comfort. Main floor features 3 bedrooms, a 4-piece bath, and full kitchen with dishwasher. Basement suite includes a 1 bedroom, 3-piece bath, and full kitchen with dishwasher. Recent updates: NEW ROOF (2023), NEW EAVES (2025), furnace and hot water tank (~10 years). Enjoy a fully fenced yard on a mature, tree-lined street. BONUS: Neighborhood renewal is wrapping up—new roads, sidewalks, and alleyways will add immediate value! Ideal for dual rental income or mortgage helper in an established, desirable community. Don’t miss this exceptional opportunity!



Built in 1957

Essential Information

MLS® #	E4453468
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00

Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6519 104a Street
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2M2

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Allendale Elementry
High	Strathcona

Additional Information

Date Listed August 17th, 2025
Days on Market 21
Zoning Zone 15

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