

## \$305,000 - 10815 65 Avenue, Edmonton

MLS® #E4432435

**\$305,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Discover the canvas for your dream home in the heart of Allendale! This prime, vacant lot offers a rare opportunity to craft your vision amidst a thriving, established community. This blank slate invites architectural innovation and personalization, boasting proximity to schools, parks, and local amenities. Nestled in a sought-after neighborhood, embrace the tranquility of suburban living while relishing the convenience of urban access. Seize the chance to shape your ideal lifestyle in this coveted locale, where every architectural aspiration can become a reality. Fully serviced: NEW 25mm Water Service, and a NEW 150mm Sanitary Service. There is a power pole directly behind the lot across the alley so no worries about needing to add a power pole or additional cost for a new overhead power service. The RDP is attached. This is from before the new bylaw came into effect, so it is showing requirements that are now more relaxed (IE. front set back).

### Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | E4432435      |
| Price     | \$305,000     |
| Bathrooms | 0.00          |
| Acres     | 0.00          |
| Type      | Single Family |



|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10815 65 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4G6         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Schools, Shopping Nearby |
|-------------------|--------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 148              |
| Zoning         | Zone 15          |

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Listing information last updated on September 19th, 2025 at 3:32pm MDT