

# \$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      29  
Zoning                Zone 15

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