

## \$425,000 - 10507 56 Avenue, Edmonton

MLS® #E4434128

**\$425,000**

4 Bedroom, 1.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to this charming, well-maintained home located on a 50X130 lot in the desirable community of Pleasantview! Step into the front entry to view a spacious front bright LR, an open-concept kitchen/dining with oak cabinetry & patio doors that lead to your deckâ€”perfect for summer entertaining. The main floor also boasts a lg primary bdrm created by combining two smaller rms, offering a generous & versatile space. One of the original rms included a laundry area, & the existing sink & hookups provide added functionalityâ€”ideal for a vanity, craft/hobby station. The FF basement is complete with a family rm featuring a cozy stone-faced electric fireplace & wet barâ€”perfect for relaxing or hosting guests. Two additional bedrooms, a laundry area & a furnace rm & storage space complete the lower level. Recent upgrades include shingles 2024, windows/doors (22/23), furnace 2023, hot water tank, laminate flooring on the main floor & washer/dryer 2024. Beautifully landscaped yard is a gardenerâ€™s dream. 24X22 garage.

Built in 1963

### Essential Information

MLS® # E4434128

Price \$425,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10507 56 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X6

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      6  
Zoning                Zone 15

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