

## \$758,880 - 10909 60 Avenue, Edmonton

MLS® #E4438448

**\$758,880**

4 Bedroom, 3.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to this beautifully upgraded home located just minutes from University of Alberta! This spacious and sun-filled property features 3 bedrooms and 2.5 bathrooms upstairs, perfect blend of comfort and convenience for your family. The separate entrance basement is fully finished with 1 bedroom, 1 bathroom, and a second kitchen, making it perfect for in-laws, or guest accommodation. Enjoy modern renovations throughout, a move-in-ready condition, and excellent transit access. Whether you're looking for a place to call home or a smart investment opportunity, this home has it all. Don't miss out—just move in and start enjoying!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4438448      |
| Price          | \$758,880     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,067         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10909 60 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 1H8                 |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | 2 Outdoor Stalls, Single Garage Attached                 |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Countertop Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stone, Stucco                    |
| Exterior Features | Fenced, Public Transportation, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Stucco                    |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 15        |

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Listing information last updated on August 5th, 2025 at 2:02am MDT