

## **\$275,000 - 209 10530 56 Avenue, Edmonton**

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MLS® #E4431949

### **\$275,000**

2 Bedroom, 2.00 Bathroom, 921 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Stunning 2 bed, 2 bath upgraded condo w/ in-suite laundry, titled underground stall, 9ft ceilings, central AC & a balcony w/ natural gas BBQ outlet overlooking Mt Pleasant Park & a view of downtown fireworks! Refreshed with luxury vinyl plank flooring, crisp white paint & Dekton Kairos countertops throughout, this isn't Serenity Gardens builder spec. From the spacious foyer to the stylish kitchen w/ herringbone tile backsplash, upgraded granite sink, large all stone island & full size s/steel appliances, the adjacent living & dining room make it easy to entertain guests. You'll find custom built in organizers in every closet with a feature wall & ensuite w/full shower in the master. More built-in storage & designer mirrors are found in both baths. This well run complex also has a separate social room w/ kitchen for special events. You'll have easy access to the U of A, Southgate LRT, Calgary Trail, Whitemud & Whyte Ave. With shops, restaurants & Italian Centre only a few blocks away- make your move today!



Built in 2010

### **Essential Information**

MLS® #	E4431949
Price	\$275,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 10530 56 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X7

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Indoor, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Lendrum
Middle	Allendale
High	Strathcona

### Additional Information

Date Listed	April 21st, 2025
Days on Market	15
Zoning	Zone 15
Condo Fee	\$484

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Listing information last updated on May 6th, 2025 at 3:32pm MDT