

## \$499,900 - 10524 55 Avenue, Edmonton

MLS® #E4445766

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

This Charming bungalow has almost 2000 sq ft. of living space on 2 levels, MAIN FLOOR LAUNDRY, 3 Bedrooms on the Main, 2 Spacious rooms with closets & large family room, bar & exercise space in the basement, 2 Full Baths and huge living room and eat in kitchen. A massive 600 sq meter yard with 2 Powered Moveable Sheds. It has been meticulously maintained with many upgrades - New Roof (2024). All New Windows on the Main Floor (2017). Some appliances replaced over the past couple of years. New Fence (2023). New Glass Panelled Front Patio (2023). Freshly Painted Outside (2024) & inside (2025). Oversized Single Attached Garage. Location! Location! Location! Close to parks, Walking distance to Southgate Mall, LRT & the Italian centre. Quick trip to the UofA, Fast access to Calgary Trail, the Airport, Anthony Henday, South Common & surrounded by MANY schools and restaurants. All this access while being located on a quiet family friendly street and neighbourhood. Welcome Home!

Built in 1961

### Essential Information

MLS® # E4445766

Price \$499,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10524 55 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0W9

### **Amenities**

Amenities	On Street Parking, Deck, Front Porch, No Smoking Home, Patio
Parking Spaces	3
Parking	Front Drive Access, Over Sized, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	14
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 8:32am MDT