

## \$449,900 - 10915 60 Avenue, Edmonton

MLS® #E4453184

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Amazing investment opportunity in sought after Pleasantview! This 1100+ sqft bungalow sits upon a 52'x147' lot and offers a LEGAL SUITE in the basement. Two full kitchens, four total bedrooms (2 up/2 down) and two full baths. Located close to schools, Southgate mall/LRT station, and minutes to the U of A. This is a great property for someone looking to invest, have a mortgage helper, or possibly redevelop.

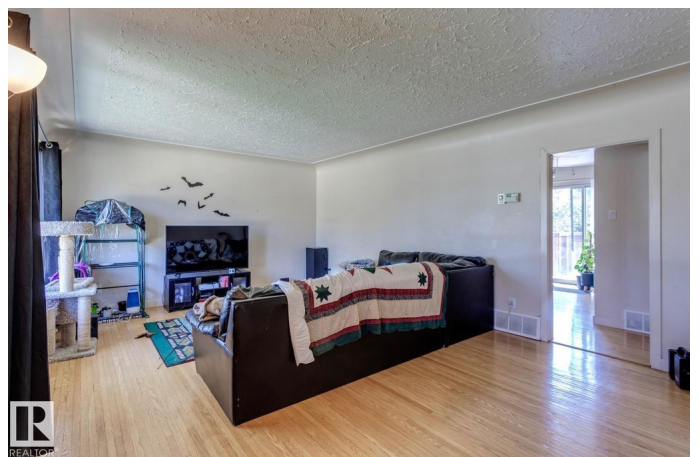
Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453184               |
| Price          | \$449,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 10915 60 Avenue



|             |                         |
|-------------|-------------------------|
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6E 1H8                 |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home              |
| Parking   | Over Sized, Single Garage Detached |

### **Interior**

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Suite    | Yes                                                                                                    |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### **Exterior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Lendrum    |
| Middle     | Avalon     |
| High       | Strathcona |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 15           |

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Listing information last updated on August 30th, 2025 at 12:02am MDT