

## \$279,000 - 10663 61 Ave, Edmonton

---

MLS® #E4455728

**\$279,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Discover a rare opportunity in the heart of Pleasantview on this vacant lot ready for your next vision. Ideally situated on a peaceful street with excellent access to the University of Alberta, Southgate Mall, and the LRT, this parcel offers unmatched convenience and development potential. This property supports residential builds—from single-family homes to potentially higher-density options—depending on City approvals. With surrounding homes ranging from charming mid-century bungalows to newly built infills and duplexes, this is a golden chance to design a home or project that truly stands out. The seller spent considerable amount to bring the utilities at the lot boundary. Don't miss this lot in one of Edmonton's most desirable neighborhoods — development opportunities like this are rare and in high demand.



### Essential Information

MLS® #	E4455728
Price	\$279,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	10663 61 Ave
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1L8

**Exterior**

Exterior Features	Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby
-------------------	--

**Additional Information**

Date Listed	September 2nd, 2025
Days on Market	10
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 September 12th, 2025 at 12:17am MDT