

## \$449,900 - 10915 54 Avenue, Edmonton

MLS® #E4435271

**\$449,900**

5 Bedroom, 1.50 Bathroom, 1,213 sqft

Single Family on 0.00 Acres

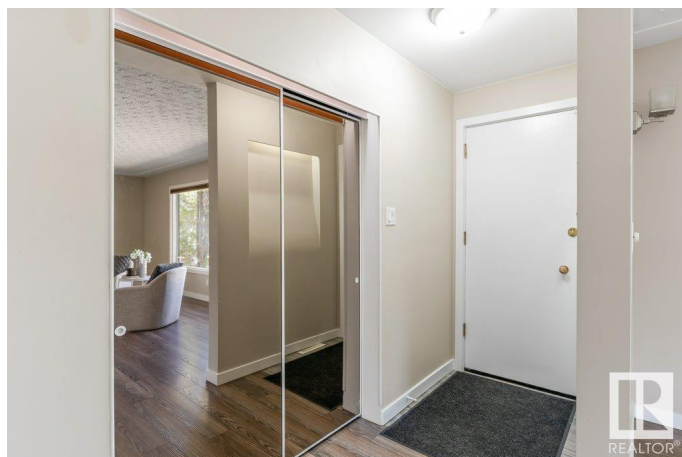
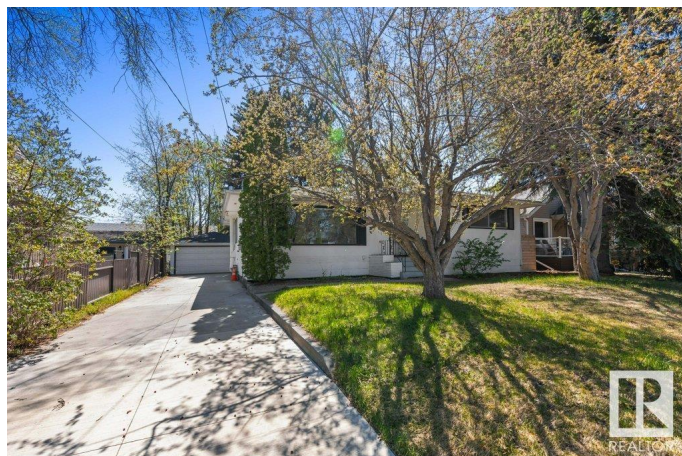
Pleasantview (Edmonton), Edmonton, AB

Opportunity Knocks in Pleasantview! Located in the heart of the highly sought-after Pleasantview community, surrounded by beautiful infill, this gem is just minutes from the University of Alberta and Southgate Mall and is perfectly positioned for convenience, community development, and the promise of ongoing value appreciation. The main floor has already seen some stylish updates through the years including, flooring, Kitchen cabinets, countertops, SS appliances, paint, and main floor bathroom, offering a solid foundation for your next move. Zoned RF1, you have the ability to add a legal basement suite. If you're an investor looking for a profitable flip, a landlord adding to your rental portfolio, or a first-time buyer ready to build equity and personalize your space, this property has the potential to pay off in a big way. With a little vision and sweat equity, it's an exceptional opportunity to own in such a desirable neighbourhood.

Built in 1958

### Essential Information

MLS® #	E4435271
Price	\$449,900
Bedrooms	5
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10915 54 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0X4

### **Amenities**

Amenities	Patio
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Lendrum  
Middle                      Avalon  
High                        Strathcona

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        2  
Zoning                      Zone 15

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Listing information last updated on May 10th, 2025 at 6:32pm MDT