

## **\$485,000 - 10811 61 Avenue, Edmonton**

MLS® #E4423080

**\$485,000**

5 Bedroom, 2.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

\*\*\*\*CHARMING 1.5 STOREY HOME in PLEASANTVIEW\*\*\*\* ~ Close to Whyte Avenue & University of Alberta ~ Total of 5 bedrooms & 3 Bathrooms ~ Built in 1950 and has undergone renovations in the past few years ~ Recent upgrades include the shingles, furnace, hot water tank, new PEX water lines, newer appliances and exterior siding ~ Excellent starter home or great for investment ~ The basement is fully finished and has 2 bedrooms, 3 piece bath, and kitchen cabinets, washer, dryer and fridge ~. The upper portion of the home has laminate flooring, a total of 3 bedrooms including one on the main floor, full bath on main floor, 2 piece bath upstairs and laundry in the kitchen. The lot is massive and super close to transit, shopping and schools. There is a large storage shed on the side of the home and a good sized south facing deck to enjoy those summer days. The home has excellent potential for whatever the new owners wish to do and possession is immediate. HURRY BEFORE THIS ONE IS GONE!!

Built in 1950

### **Essential Information**

MLS® # E4423080

Price \$485,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10811 61 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1L9

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

	Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	54
Zoning	Zone 15

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