

## \$285,000 - 418 10520 56 Avenue, Edmonton

MLS® #E4423916

**\$285,000**

2 Bedroom, 2.00 Bathroom, 994 sqft  
Condo / Townhouse on 0.00 Acres

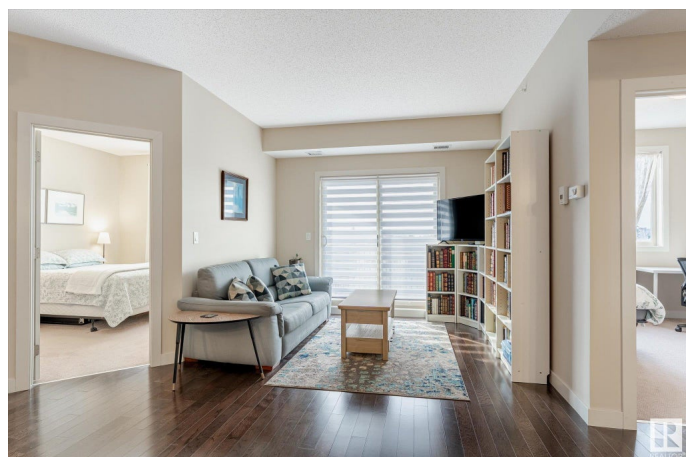
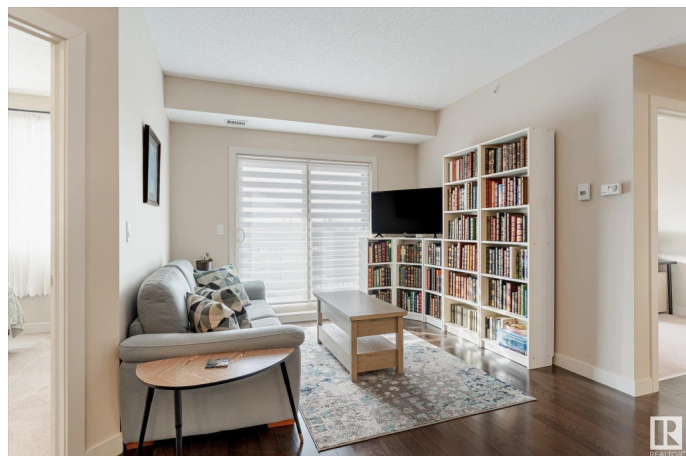
Pleasantview (Edmonton), Edmonton, AB

Discover this beautifully maintained top-floor condo in the heart of Pleasantview, offering a bright and quiet retreat just minutes from parks, trails, transit, Southgate Mall, and the University of Alberta. This spacious unit features 2 bedrooms + den, two underground titled parking stalls steps from the elevator, 9-ft bedroom ceilings, and triple-pane windows for exceptional comfort and energy efficiency. Enjoy year-round climate control with an in-unit heat pump for heating and A/C. Step inside to a seamless tile-to-hardwood transition, leading to a thoughtfully designed entryway with laundry, storage, coat closet, and mudroom. The open-concept kitchen with island flows effortlessly into the living space and onto a private patio. French doors open to a versatile den, perfect for a home office or guest space. A 4-piece guest bath and a generously sized second bedroom complete one side of the unit, while the primary suite is set across for privacy, featuring a walk-through closet and ensuite.

Built in 2010

### Essential Information

MLS® #	E4423916
Price	\$285,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	418 10520 56 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Intercom, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Security Door, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Heated, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Heat Pump, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Commercial, Cross Fenced, Flat Site, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lendrum School
Middle	Allendale School
High	Strathcona School

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	10
Zoning	Zone 15
Condo Fee	\$537

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Listing information last updated on March 13th, 2025 at 10:47pm MDT