

## \$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 | 52                  |
| Zoning         | Zone 15             |

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Listing information last updated on April 20th, 2025 at 5:32am MDT