

Courtesy Of David M Estephan Of RE/MAX Elite

\$669,000 - 11008 60 Avenue, Edmonton

MLS® #E4424244

\$669,000

4 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

INVESTOR ALERT! This charming bungalow sits on a massive 815 sq.m. lot, on a quiet tree lined cul-de-sac in desirable Pleasantview. The redevelopment possibilities are endless, infill, or build up to 8 units (maybe more!) – so many options on this huge 50' x 190' lot! Many high end luxury homes in this sought-after neighborhood. This solid home with IN-LAW SUITE & separate entrance has been well maintained featuring a new detached double garage (with loft), NEWER FURNACE & HWT & 2 sets of laundry. The bright main floor has hardwood floors, lots of windows, s/s appliances, white cabinetry, sunny breakfast nook, 2 generous bedrooms & family bathroom. The basement has a 2nd kitchen, living room, 2 bedrooms, bath & plenty of storage. The picturesque exterior has a large yard, deck, mature trees & the revitalized neighborhood has new asphalt & concrete sidewalks. Close to all amenities, LRT, Southgate Mall, hospital, DOG PARK is right around the corner & 7 mins to UofA.

Built in 1957

Essential Information

MLS® # E4424244

Price \$669,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 980 |
| Acres | 0.00 |
| Year Built | 1957 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 11008 60 Avenue |
| Area | Edmonton |
| Subdivision | Pleasantview (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1J2 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed March 6th, 2025
Days on Market 44
Zoning Zone 15

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