

## **\$549,900 - 10621 60a Avenue, Edmonton**

MLS® #E4424608

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

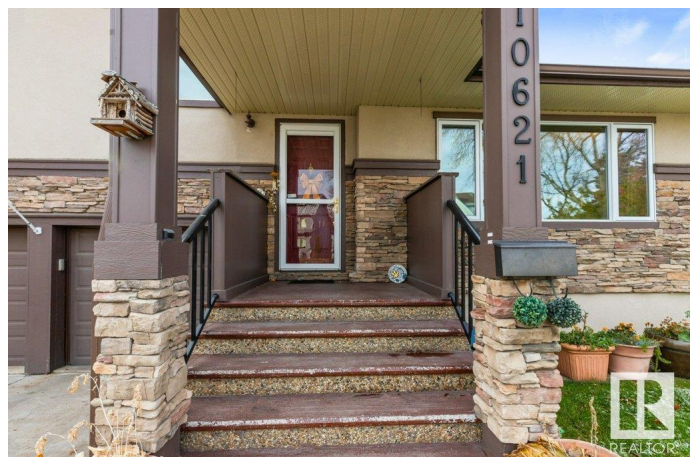
This exceptional property, located in the desirable Pleasantview neighborhood, boasts a prime lot with a south-facing backyard, perfect for outdoor enjoyment. With 1,721 sq ft of living space, this three-level split features a striking new stucco and cultured stone exterior, complemented by inviting textured and stained concrete steps. Inside, you are greeted by an expansive foyer leading to a spacious living area and formal dining room, both adorned with refinished hardwood floors. The kitchen is equipped with modern lino flooring, while the bedrooms offer cozy carpeting. Updated main and secondary bathrooms enhance functionality, and the newly carpeted basement includes a versatile rec room, a fourth bedroom, and ample storage. Two furnaces ensure year-round comfort. Outside, the beautifully landscaped yard, firepit and stamped concrete patio provide an ideal setting for relaxation surrounded by trees. Situated on a tree-lined street, this home offers convenient access to the University.

Built in 1961

### **Essential Information**

MLS® # E4424608

Price \$549,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	10621 60a Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1K5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, No Smoking Home, Security Window Bars, Wood Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lendrum, Ladyof Mt. Carmel
Middle	Allendale, St. Brendan
High	Scona, Louis St. Laurent

**Additional Information**

Date Listed	March 7th, 2025
Days on Market	45
Zoning	Zone 15

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Listing information last updated on April 21st, 2025 at 9:31am MDT