

## **\$1,150,000 - 10714 60 Avenue, Edmonton**

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MLS® #E4444720

**\$1,150,000**

6 Bedroom, 3.50 Bathroom, 2,603 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to Pleasantview! This thoughtfully designed 6 bedroom + 4 bathroom, 2 storey home offers comfort + convenience! Your bright, spacious open concept main floor is a dream come true. Your large, L-shaped kitchen offers ample cabinet + counter space for all your culinary needs! Cozy up in your living room that looks out to your lush fully-fenced backyard! Brand new carpet takes you upstairs to your primary bedroom with a private ensuite + walk-in closet! 2 additional bedrooms + a bonus room complete this floor. The fully finished basement includes a bathroom with a moisture-sensing fan + rough-ins for an infrared sauna, plus water lines in the ceiling if you want to convert it to a full bath! Enjoy a second fridge + pantry space, sound insulation + solid-core doors. The basement office has a set up for mini a photography studio! Rest assured with a 2021 upgraded roof + a 2023 hot water tank. Don't miss the chance to live near Mt. Pleasant School, Southgate Centre, excellent parks, + great amenities!



Built in 2003

### **Essential Information**

MLS® #	E4444720
Price	\$1,150,000

Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,603
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10714 60 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1H4

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Mount Pleasant School
Middle	Allendale School
High	Strathcona School

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	10
Zoning	Zone 15

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