

## \$345,000 - 10704 51 Avenue, Edmonton

MLS® #E4446324

**\$345,000**

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Great and affordable starter home/investment property. Perfectly located in a popular and convenient neighbourhood in south central Edmonton only steps from Southgate Mall, major LRT/bus station, short distance to multi-level schools & Confederation Leisure Centre (indoor swimming pool & ice arena, outdoor tennis courts and sports fields). Bright & spacious living room, nice family eat-in kitchen with upgraded countertop and plenty of painted cabinetry. Upper floor features spacious Primary bedroom, 2 nice sized bedrooms and a full bath. Nice basement has large rec room, bedroom, full bath, full tiled floorings & possible separate entry. Recent upgrades include roof shingles, paint, vinyl plank, carpets, plumbing & light fixtures & more. Plenty of on-site parking, exceptional easy access to U of A campus, Downtown, WEM, International Airport & all major roadways. Excellent value.

Built in 1962

### Essential Information

MLS® #	E4446324
Price	\$345,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10704 51 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0L2

### **Amenities**

Amenities	On Street Parking, Detectors Smoke
Parking	Rear Drive Access, See Remarks

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 7th, 2025

Days on Market 57

Zoning Zone 15

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