

## \$338,800 - 10704 51 Avenue, Edmonton

MLS® #E4440948

**\$338,800**

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Excellent starter home or investment property perfectly located in a popular and convenient south central Edmonton just steps from Southgate Mall, major LRT train/bus station, short distance to multi-level schools & rec centre. Bright & spacious living room, recently upgraded family size eat-in kitchen with freshly painted cabinetry, new counter top & stainless steel appliances. Upper floor has 3 good sized bedrooms & full bath. Finished basement features large rec room, extra bedroom and full bath and possible separate entrance. Recent upgrades include new paint, brand new vinyl plank on main floor & stairs, new carpet on bedrooms (upper), plumbing & light fixtures and more. Plenty of room for parking to accommodate 3 in the back and additional street parking in front. Great location with easy access to University, Downtown, WEM, International Airport & all major amenities & roadways. Enjoy & move in ready.

Built in 1962

### Essential Information

MLS® #	E4440948
Price	\$338,800
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	T6H 0L2

### Amenities

Amenities	On Street Parking, Detectors Smoke
Parking Spaces	3
Parking	Rear Drive Access, See Remarks

### Interior

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

### Exterior

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

### Additional Information

Date Listed June 6th, 2025

Days on Market 6

Zoning Zone 15

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