# \$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

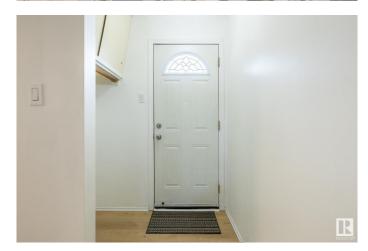
Bedrooms 4

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 15

Zoning Zone 15

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Listing information last updated on July 22nd, 2025 at 11:32am MDT