

## \$239,000 - 10424 55 Avenue, Edmonton

MLS® #E4437023

**\$239,000**

3 Bedroom, 1.50 Bathroom, 1,158 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to this charming 3-bedroom, 2-storey townhouse located in the heart of the wonderful Pleasantview neighbourhood! Nestled in a well-maintained and affordable complex, this home offers exceptional value with low condo fees—making it a perfect opportunity for first-time buyers, investors, or anyone looking to downsize. There is a main floor 2 piece bathroom and a full bath on the upper floor. The basement has lots of potential for rec room and gym area! You'll love the central location, just steps from shopping, schools, public transit, and a nearby playground, making daily errands and commutes a breeze. With quick possession available, you can move in and start enjoying everything this vibrant community has to offer right away. Don't miss your chance to own a fantastic home in one of the city's most desirable areas!

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437023  |
| Price      | \$239,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,158             |
| Acres          | 0.00              |
| Year Built     | 1963              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10424 55 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0W6                 |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, On Street Parking |
| Parking   | Stall                                 |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Mount Pleasant   |
| Middle     | Allendale/Avalon |

High                      Strathcona

**Additional Information**

Date Listed              May 15th, 2025  
Days on Market        22  
Zoning                    Zone 15  
Condo Fee                \$267

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