

Courtesy Of Wassim Moustapha Of Initia Real Estate

# \$1,440,000 - 10706 59 Avenue, Edmonton

MLS® #E4434226

**\$1,440,000**

4 Bedroom, 3.50 Bathroom, 2,505 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to this beautiful Brand New Home built by Varsity, located in the sought-after community of Pleasantview. Offering over 3,500 sq ft of fully developed living space, this residence is designed to impress. Step inside to discover soaring 10' ceilings on the main floor and 9' ceilings in the fully finished basement, creating an open and airy ambiance throughout. The heart of the home features a chef-inspired kitchen complete with upgraded appliances & an impressive walk-through pantry, ideal for effortless entertaining and everyday convenience. This spacious home boasts 4 generous bedrooms and 3.5 stylish bathrooms, offering ample space for the entire family. Step outside onto a massive deck with sleek glass railing – perfect for relaxing or hosting gatherings. Additional upgrades include designer light fixtures and premium plumbing fixtures that add a modern, sophisticated touch throughout the home. Don't miss this exceptional opportunity to own a truly remarkable home in Pleasantview!

Built in 2025

## Essential Information

MLS® # E4434226

Price \$1,440,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,505
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	10706 59 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4S7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Recreation Room/Centre, Vaulted Ceiling, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
----------	-----------------------------------

Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 8:17pm MDT