

# \$449,900 - 10915 60 Avenue, Edmonton

MLS® #E4453184

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,109 sqft  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Amazing investment opportunity in sought after Pleasantview! This 1100+ sqft bungalow sits upon a 52'x147' lot and offers a LEGAL SUITE in the basement. Two full kitchens, four total bedrooms (2 up/2 down) and two full baths. Located close to schools, Southgate mall/LRT station, and minutes to the U of A. This is a great property for someone looking to invest, have a mortgage helper, or possibly redevelop.

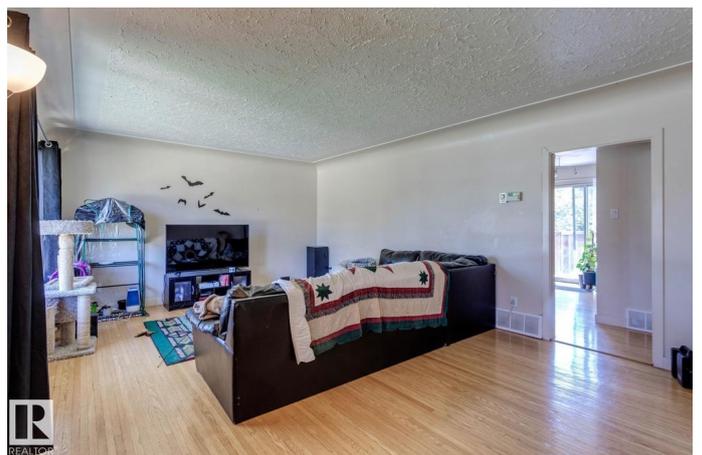
Built in 1958

## Essential Information

MLS® #	E4453184
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address 10915 60 Avenue



Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H8

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lendrum
Middle	Avalon
High	Strathcona

### **Additional Information**

Date Listed	August 15th, 2025
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 August 15th, 2025 at 9:17pm MDT