

## \$275,000 - 209 10530 56 Avenue, Edmonton

MLS® #E4431949

**\$275,000**

2 Bedroom, 2.00 Bathroom, 921 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Stunning 2 bed, 2 bath upgraded condo w/ in-suite laundry, titled underground stall, 9ft ceilings, central AC & a balcony w/ natural gas BBQ outlet overlooking Mt Pleasant Park & a view of downtown fireworks! Refreshed with luxury vinyl plank flooring, crisp white paint & Dekton Kairos countertops throughout, this isn't Serenity Gardens builder spec. From the spacious foyer to the stylish kitchen w/ herringbone tile backsplash, upgraded granite sink, large all stone island & full size s/steel appliances, the adjacent living & dining room make it easy to entertain guests. You'll find custom built in organizers in every closet with a feature wall & ensuite w/full shower in the master. More built-in storage & designer mirrors are found in both baths. This well run complex also has a separate social room w/ kitchen for special events. You'll have easy access to the U of A, Southgate LRT, Calgary Trail, Whitemud & Whyte Ave. With shops, restaurants & Italian Centre only a few blocks away- make your move today!

Built in 2010

### Essential Information

MLS® # E4431949

Price \$275,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 921                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 209 10530 56 Avenue     |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|                |                                                                                                                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                             |
| Parking        | Single Indoor, Stall, Underground                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| # of Stories      | 4                                                                                                                                                            |
| Stories           | 4                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                           |

### School Information

|            |            |
|------------|------------|
| Elementary | Lendrum    |
| Middle     | Allendale  |
| High       | Strathcona |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 15          |
| Condo Fee      | \$484            |

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Listing information last updated on May 2nd, 2025 at 2:17am MDT