

# \$450,000 - 10555 53 Avenue, Edmonton

MLS® #E4434876

## \$450,000

4 Bedroom, 2.00 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Opportunity Knocks in Pleasantview! Located in one of Edmonton’s most sought-after neighbourhoods, this 4-bedroom, 2-bath bungalow sits on a huge lot (50 X120) and offers incredible potential. With numerous upgrades already completed—including roof, furnace, weeping tile, updated bathrooms, electrical panel and most windows—the heavy lifting is done! The home features a functional layout, spacious bedrooms, and a double detached garage. Whether you're looking to move in, invest, or build your dream home, this is a rare chance to own a solid property in the heart of Pleasant view.

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434876               |
| Price          | \$450,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10555 53 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0R6                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 15       |

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