

## \$345,000 - 10704 51 Avenue, Edmonton

MLS® #E4446324

**\$345,000**

4 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Great and affordable starter home/investment property. Perfectly located in a popular and convenient neighbourhood in south central Edmonton only steps from Southgate Mall, major LRT/bus station, short distance to multi-level schools & Confederation Leisure Centre (indoor swimming pool & ice arena, outdoor tennis courts and sports fields). Bright & spacious living room, nice family eat-in kitchen with upgraded countertop and plenty of painted cabinetry. Upper floor features spacious Primary bedroom, 2 nice sized bedrooms and a full bath. Nice basement has large rec room, bedroom, full bath, full tiled floorings & possible separate entry. Recent upgrades include roof shingles, paint, vinyl plank, carpets, plumbing & light fixtures & more. Plenty of on-site parking, exceptional easy access to U of A campus, Downtown, WEM, International Airport & all major roadways. Excellent value.

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446324  |
| Price      | \$345,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,132         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10704 51 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 0L2                 |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Detectors Smoke |
| Parking   | Rear Drive Access, See Remarks     |

### Interior

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                           |
| Stories      | 3                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | Full, Finished                                                      |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                |

### Additional Information

Date Listed July 7th, 2025

Days on Market 43

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 19th, 2025 at 9:02pm MDT