

Courtesy Of David M Estephan Of RE/MAX Elite

\$669,000 - 11008 60 Avenue, Edmonton

MLS® #E4424244

\$669,000

4 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

INVESTOR ALERT! This charming bungalow sits on a massive 815 sq.m. lot, on a quiet tree lined cul-de-sac in desirable Pleasantview. The redevelopment possibilities are endless, infill, or build up to 8 units (maybe more!) â€“ so many options on this huge 50â€™™ x 190â€™™ lot! Many high end luxury homes in this sought-after neighborhood. This solid home with IN-LAW SUITE & separate entrance has been well maintained featuring a new detached double garage (with loft), NEWER FURNACE & HWT & 2 sets of laundry. The bright main floor has hardwood floors, lots of windows, s/s appliances, white cabinetry, sunny breakfast nook, 2 generous bedrooms & family bathroom. The basement has a 2nd kitchen, living room, 2 bedrooms, bath & plenty of storage. The picturesque exterior has a large yard, deck, mature trees & the revitalized neighborhood has new asphalt & concrete sidewalks. Close to all amenities, LRT, Southgate Mall, hospital, DOG PARK is right around the corner & 7 mins to UofA.

Built in 1957

Essential Information

MLS® # E4424244

Price \$669,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	11008 60 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1J2

Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed March 6th, 2025

Days on Market 57

Zoning Zone 15

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