

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!) – so many options on this huge 50' x 190' 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                43

Zoning                            Zone 15

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Listing information last updated on April 18th, 2025 at 7:32am MDT