

## \$250,000 - 110 10520 56 Avenue, Edmonton

MLS® #E4452953

**\$250,000**

2 Bedroom, 2.00 Bathroom, 921 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to Pleasantview! This beautiful 2-bedroom, 2-bathroom condominium offers a perfect blend of comfort, convenience, and style. The open-concept layout features hardwood and ceramic tile floors, a modern kitchen with stainless steel appliances, and a bright living area that opens to a covered patio complete with a gas BBQ hookup. The spacious primary bedroom boasts a walk-through closet and private 3-piece ensuite, while the second bedroom is ideally located next to the 4-piece main bath. Additional highlights include central A/C, a titled underground parking stall with storage, and proximity to everything you need. Located within walking distance of public transportation, schools, and Southgate Centre, with quick access to the U of A, Whitemud Drive, and Calgary Trail/Gateway Boulevard—this home truly checks all the boxes.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452953  |
| Price      | \$250,000 |
| 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     | 110 10520 56 Avenue     |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Intercom, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                            |
| Parking        | Heated, Underground                                                                                                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Unknown                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 15           |
| Condo Fee      | \$484             |

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Listing information last updated on August 26th, 2025 at 4:02pm MDT