

\$549,900 - 10524 55 Avenue, Edmonton

MLS® #E4445766

\$549,900

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

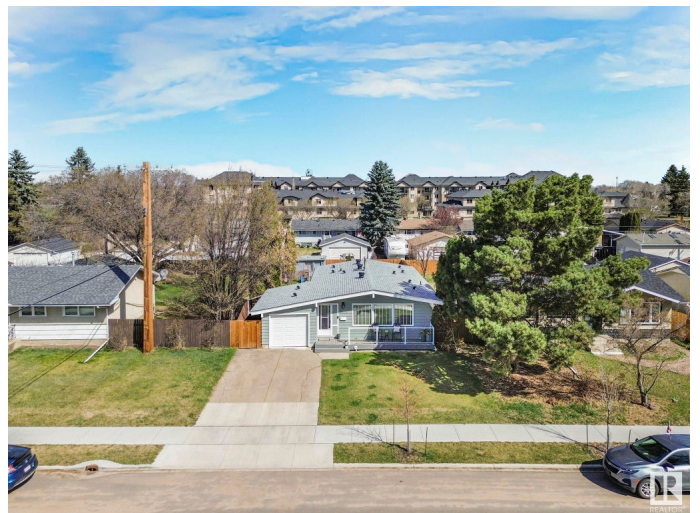
This Charming bungalow has almost 1100 sq ft., 3 Bedrooms on the Main, 2 Spacious rooms with closets in the basement, 2 Full Baths and a massive 600 sq meter yard with 1 Powered Playhouse & 1 Powered Shed (Both on Platforms and Moveable). It has been meticulously maintained with many upgrades - New Roof (2024). All New Windows on the Main Floor (2017). Some appliances replaced over the past couple of years. New Fence (2023). New Glass Panelled Front Patio (2023). Outside of House Painted (2024). Freshly painted inside (2025). The home is Solid Fir Construction with 2x8 Roof. Added Bonus a rare Main Floor Laundry and Oversized Single Attached Garage. Location! Location! Close to parks, Walking distance to Southgate Mall, LRT & the Italian centre. Quick trip to the UofA, Fast access to Calgary Trail, the Airport, Anthony Henday, South Common & surrounded by MANY schools and restaurants. All this access while being located on a quiet family friendly street and neighbourhood. Welcome Home!

Built in 1961

Essential Information

MLS® # E4445766

Price \$549,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,077 |
| Acres | 0.00 |
| Year Built | 1961 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 10524 55 Avenue |
| Area | Edmonton |
| Subdivision | Pleasantview (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 0W9 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Deck, Front Porch, No Smoking Home, Patio |
| Parking Spaces | 3 |
| Parking | Front Drive Access, Over Sized, Single Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 7 |
| 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 July 11th, 2025 at 1:33pm MDT