

Courtesy Of Laura A Tosto Of RE/MAX Real Estate

## \$439,900 - 10804 52 Avenue, Edmonton

MLS® #E4436965

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to a home where VINTAGE CHARM meets PRIDE OF OWNERSHIP in sought-after Pleasantview! This ORIGINAL OWNER gem is move-in ready or ready for your personal touch. Sitting on a generous 50x120 lot, there's plenty of space to grow, garden, or dream big. With 3 beds upstairs and 1 bed downstairs, there's plenty of room for a growing family. The main floor features SUN-FILLED living areas and OG retro flooring thatâ€™s stood the test of time, in MINT CONDITION and full of personality. The layout is functional, flexible, and just waiting for your vision or your fondness for mid-century flair! Downstairs, you'll find a 2nd KITCHEN, ideal for extra meal prep, or holiday baking. Plus, a variety of FLEX SPACES perfect for a home office, rec room, or teen hangout. Outside, a DBL GARAGE, RV parking, and a spacious backyard make this property as practical as it is charming. Whether you're drawn to its immaculate upkeep or inspired by its retro vibes, this home offers endless potential and a whole lot of heart!

Built in 1965

### Essential Information

MLS® # E4436965

Price \$439,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10804 52 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0P3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, R.V. Storage, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lendrum, Rideau Park
Middle	JH Picard, Donald R. Getty
High	JH Picard, Strathcona

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 15

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Listing information last updated on May 20th, 2025 at 1:47am MDT