

# \$569,900 - 10621 60a Avenue, Edmonton

MLS® #E4424608

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,263 sqft  
Single Family on 0.00 Acres

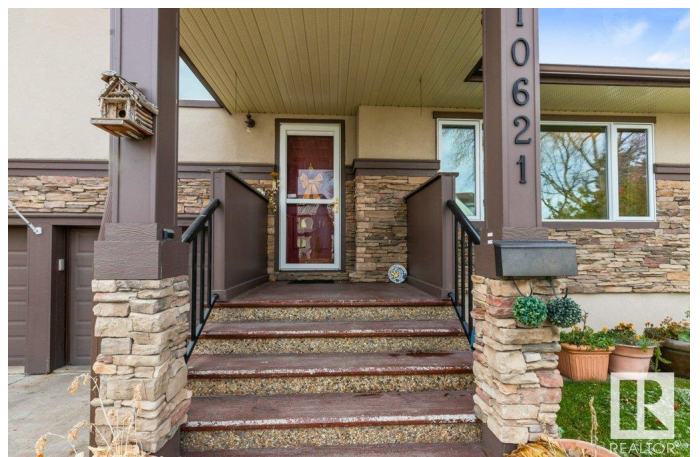
Pleasantview (Edmonton), Edmonton, AB

This exceptional property, located in the desirable Pleasantview neighborhood, boasts a prime lot with a south-facing backyard, perfect for outdoor enjoyment. With 1,721 sq ft of living space, this three-level split features a striking new stucco and cultured stone exterior, complemented by inviting textured and stained concrete steps. Inside, you are greeted by an expansive foyer leading to a spacious living area and formal dining room, both adorned with refinished hardwood floors. The kitchen is equipped with modern lino flooring, while the bedrooms offer cozy carpeting. Updated main and secondary bathrooms enhance functionality, and the newly carpeted basement includes a versatile rec room, a fourth bedroom, and ample storage. Two furnaces ensure year-round comfort. Outside, the beautifully landscaped yard, firepit and stamped concrete patio provide an ideal setting for relaxation surrounded by trees. Situated on a tree-lined street, this home offers convenient access to the University.

Built in 1961

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424608  |
| Price  | \$569,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,263                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 10621 60a Avenue        |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 1K5                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, No Smoking Home, Security Window Bars, Wood Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco, Vinyl                                       |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Lendrum, Ladyof Mt. Carmel |
| Middle     | Allendale, St. Brendan     |
| High       | Scona, Louis St. Laurent   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 15         |

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Listing information last updated on April 5th, 2025 at 7:47pm MDT