

## \$799,000 - 5723 109a Street, Edmonton

MLS® #E4435367

**\$799,000**

5 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

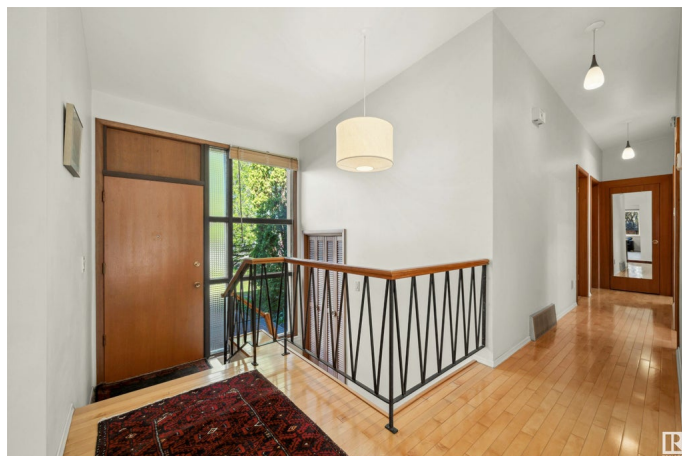
Pleasantview (Edmonton), Edmonton, AB

Discover incredible potential in this 1,460 sq ft bungalow with vaulted ceilings nestled in the desirable Pleasant View neighbourhood! With a total of 5 bedrooms, 2.5 baths, and 2 cozy fireplaces, this spacious home offers both comfort and versatility. The upgraded kitchen, high-efficiency furnace, and central vacuum system add modern convenience, while the double attached garage provides ample parking and storage. Situated on a massive 75' x 145' lot, there's room to expand, garden, or create your dream outdoor space. Located just 10 minutes from the University Hospital and campus and 15 minutes to downtown, this property offers unbeatable access to key city destinations. A perfect opportunity for families, investors, or anyone looking to make Pleasant View home!

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435367  |
| Price          | \$799,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,460     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5723 109a Street        |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 3C4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Open Beam              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Subdividable Lot |
| Roof              | EPDM Membrane   |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### School Information

High                      Strathcona

### **Additional Information**

Date Listed              May 8th, 2025

Days on Market        7

Zoning                    Zone 15

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Listing information last updated on May 15th, 2025 at 9:02am MDT