

## **\$355,000 - 106 10540 56 Avenue, Edmonton**

MLS® #E4437767

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,618 sqft  
Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Modern low maintenance lifestyle in Pleasantview, a mature neighbourhood with treelined streets! Visit the REALTOR®'s website for more details. This well-maintained 3-storey townhome includes utilities in the condo fees leaving you with only an electrical bill. The open-concept main floor features a bright living area, upgraded kitchen with modern finishes, & a cozy dining space. There's even a BBQ hook-up outside. The second floor is for bedrooms & the main bathroom which means the 3rd floor is a bonus room or second living area. Serenity Gardens is a professionally run condo community with a full parkade. This property comes with two titled parking stalls nearby, one has a storage cage & the other could hold an F150. From here, it's easy to fast-track throughout Edmonton via LRT but with restaurants, Italian Centre, & Southgate Shopping Centre so close there's not much reason to leave. If you're looking for move-in ready option in a south central neighbourhood this home might be your home.

Built in 2010

### **Essential Information**

MLS® #	E4437767
Price	\$355,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	106 10540 56 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X7

### Amenities

Amenities	On Street Parking, Air Conditioner, Parking-Extra, Party Room, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Heat Pump, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Through

Road, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	McKee School
Middle	Allendale School
High	Harry Ainlay School

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	Zone 15
Condo Fee	\$770

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