

Courtesy Of David M Estephan Of RE/MAX Elite

## \$669,000 - 11008 60 Avenue, Edmonton

MLS® #E4424244

**\$669,000**

4 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

**INVESTOR ALERT!** This charming bungalow sits on a massive 815 sq.m. lot, on a quiet tree lined cul-de-sac in desirable Pleasantview. The redevelopment possibilities are endless, infill, or build up to 8 units (maybe more!) – so many options on this huge 50' x 190' lot! Many high end luxury homes in this sought-after neighborhood. This solid home with IN-LAW SUITE & separate entrance has been well maintained featuring a new detached double garage (with loft), NEWER FURNACE & HWT & 2 sets of laundry. The bright main floor has hardwood floors, lots of windows, s/s appliances, white cabinetry, sunny breakfast nook, 2 generous bedrooms & family bathroom. The basement has a 2nd kitchen, living room, 2 bedrooms, bath & plenty of storage. The picturesque exterior has a large yard, deck, mature trees & the revitalized neighborhood has new asphalt & concrete sidewalks. Close to all amenities, LRT, Southgate Mall, hospital, DOG PARK is right around the corner & 7 mins to UofA.

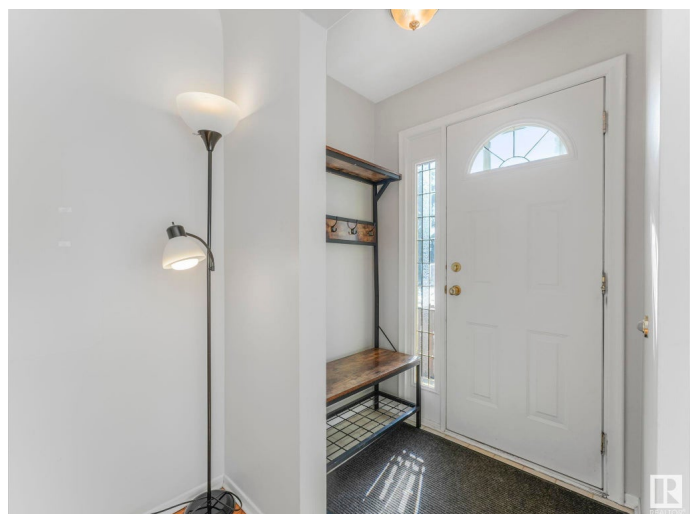
Built in 1957

### Essential Information

MLS® # E4424244

Price \$669,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11008 60 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 1J2                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                57  
Zoning                              Zone 15

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