

## \$309,900 - 308 10530 56 Avenue, Edmonton

MLS® #E4438318

**\$309,900**

2 Bedroom, 2.00 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Spacious Corner Unit with Open Views in Pleasantview Welcome to this beautifully maintained 2 bed, 2 bath corner condo in the desirable community of Pleasantview. This bright, open-concept unit features a spacious balcony overlooking green space, complete with a gas hookup—perfect for morning coffee or evening BBQs. The kitchen offers a massive island with bar seating, stainless steel appliances, ample counter space, and a mosaic tile backsplash. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is great for guests or a home office. Additional features include hardwood and ceramic tile floors, central A/C, in-suite laundry, and a heated underground parking stall near the elevator. A secure storage cage and wash bay add convenience. Minutes from Southgate Mall, Whitemud Drive, Calgary Trail, and transit—this stylish, move-in-ready home offers exceptional value in a prime location. Quick possession available!

Built in 2010

### Essential Information

MLS® # E4438318

Price \$309,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 308 10530 56 Avenue     |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Stall, Underground                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Freezer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 15        |
| Condo Fee      | \$511          |

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Listing information last updated on May 28th, 2025 at 7:02am MDT