



**Edmonton**      **15 Pleasantview\_EDMO**      **LP:** \$899,900  
**5508 108 ST NW**      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4212984  
**Style:** 2 Storey      **Bdrms Above:** 2  
**Year Built:** 2007      **Bdrms Total:** 5  
**Full Baths:** 3      **Basement:** Full  
**Half Baths:** 1      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 2,463.88      **Tot A.G. SqM:** 228.90

This stunning 2008 Arts and Crafts inspired house sits on a massive pie cul de sac lot in desirable Pleasantview. This home offers a private yet convenient location with Southgate, transit, elementary school, playground and community centre within a few minutes' walk! No detail is overlooked in this thoughtfully designed home. You'll love hosting friends & family in the massive kitchen, dining & living rooms. With a wall of windows overlooking the professionally landscaped garden, it's a space you and your guests will never want to leave. The yard offers raised beds, arbor, and waterfall. Front and back covered decks and a new gazebo provide more places to gather. There are 2 master suites, one on the upper and one on the main floor, ideal as a guest room or mature family member. 3 additional basement bedrooms each have a walk-in closet, and the large upper loft could be easily converted into an additional bedroom as well. The massive new garage has room for 2 cars and a workshop. The driveway is new too!

**Directions:**

**Virtual Tour:** <https://vimeo.com/441057226>

**Brochure:** <http://www.5508-108st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	0	1	0	<b>Main:</b>	133.15	1,433.23
<b>Ensuite Baths:</b>		0	1	0	1	0	<b>Uppr:</b>	95.75	1,030.65
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y <b>Fireplace Type:</b> Mantel, Tile Surround						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached, Heated, Insulated, Shop						<b>Fireplace Fuel:</b>	Gas	
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> 2 / 5						<b>BIGd:</b>	102.79	1,106.43
							<b>Total A.G.:</b>	228.90	2,463.88

<b>Living Room:</b>	4.88x4.88	M	<b>Master Bedroom:</b>	4.88x3.35	U			
<b>Dining Room:</b>	5.18x3.96	M	<b>Bedroom 2:</b>	4.27x3.96	M	<b>Laundry Room</b>	2.13x1.83	M
<b>Kitchen:</b>	4.88x3.05	M	<b>Bedroom 3:</b>	3.66x3.35	B	<b>Utility Room</b>	1.83x1.52	B
<b>Family Room:</b>	5.49x3.66	B	<b>Bedroom 4:</b>	3.66x3.05	B	<b>Mud Room</b>	2.13x1.83	M
<b>Den:</b>			<b>Bedroom</b>	3.66x3.05	B			
<b>Bonus Room:</b>	5.79x3.35	U						

**Flooring:** Carpet, Ceramic Tile, Hardwood      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Hardie Board Siding      **Features:** Deck, Front Porch, Gazebo, Guest Suite, Hot Water Tankless, No Smoking Home, Vinyl Windows, Workshop, See Remarks, Infill Property  
**Site Influences:** Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks  
**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Lendrum      **Jr. High School:** Avalon      **Sr High School:** Strathcona

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>	
<b>Floor Location:</b>	<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:**      **Lot Shape:** Pie Shaped      **Lot Dimen:**  
**Frontage:**      **Depth:**  
**Conform:**      **Conform Yr:**      **Zoning:**  
**Taxes:** \$7,777.62 2020      **Front Expos:** Northeast  
**Local Improve:**