



Edmonton **15 Pleasantview_EDMO** **LP:** \$609,900
 10702 57 AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4213841
Style:	Bungalow	Bdrms Above:	1
Year Built:	1948	Bdrms Total:	1
Full Baths:	1	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	807.30	Tot A.G. SqM:	75.00

Fabulous location to build a dream home or two in Pleasantview. This large lot, suitable for sub-dividing, is 22.8x41.6 meters. Property being sold as land value only.

Directions:

Virtual Tour: <https://vimeo.com/456726006>

Brochure: <http://www.10702-57ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Parking:	Triple Garage Detached							BIGd:	
Garage Dim:				Prk Encl/Ttl:	/		Total A.G.:	75.00	807.30

Living Room:	Master Bedroom:	M
Dining Room:	Bedroom 2:	
Kitchen:	Bedroom 3:	
Family Room:	Bedroom 4:	
Den:		
Bonus Room:		

Flooring:	Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	See Remarks
Site Influences:	Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot		

Goods Included: See Remarks

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

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

Total Lot M2:	897.21	Lot Shape:	Rectangular	Lot Dimen:
Frontage:		Zoning:		
Conform:		Front Expos:	South	
Taxes:	\$3,800.22 2019	Local Improve:		