



**Edmonton**      **15 Pleasantview (Edmonton)**      **LP:** \$439,900  
 10547 53 AV NW      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4217996  
**Style:** Bungalow      **Bdrms Above:** 3  
**Year Built:** 1960      **Bdrms Total:** 5  
**Full Baths:** 2      **Basement:** Full  
**Half Baths:** 0      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,073.49      **Tot A.G. SqM:** 99.73

This stylish bungalow offers 5 bedrooms and extensive upgrades throughout. Located on a quiet street in Pleasantview, within walking distance of Mt Pleasant School, Southgate Mall and LRT. Stepping into the home, you'll find a smart floorplan with modern hand-scraped flooring and lots of natural light. The upgraded kitchen offers full-height cabinets, pantry-style storage and a gas stove. Down the hall you'll find an updated bathroom and 3 bedrooms, including a spacious master. The basement offers a massive family room with more hand-scraped flooring, plus two bedrooms, including a sunny oversized room that's comparable to the master. An upgraded bath and laundry room complete this level. This home sits on a 50x120ft lot with a large deck and a sunny south-facing back yard, plus a double garage and mature landscaping. Recent updates include: New roof and back landscaping (2020), and newer windows, furnace, HWT and overhead door, plus upgraded stucco with 2" of added insulation to the exterior of the home.

**Directions:**

**Virtual Tour:** <https://vimeo.com/468561507>

**Brochure:** <http://www.10547-53ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached						<b>BIGd:</b>		
<b>Garage Dim:</b>	24'3" x 22'3"		<b>Prk Encl/Ttl:</b>		2 /		<b>Total A.G.:</b>	99.73	1,073.49

<b>Living Room:</b>	4.74x3.66	M	<b>Primary Bedroom:</b>	3.65x2.93	M
<b>Dining Room:</b>	3.02x2.76	M	<b>Bedroom 2:</b>	2.98x2.94	M
<b>Kitchen:</b>	4.52x4.03	M	<b>Bedroom 3:</b>	2.95x2.58	M
<b>Family Room:</b>	8.74x3.52	B	<b>Bedroom 4:</b>	3.64x2.96	B
<b>Den:</b>			<b>Bedroom</b>	3.53x2.70	B
<b>Bonus Room:</b>					

**Flooring:** Carpet, Laminate Flooring      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Stucco      **Features:** Deck, Insulation-Upgraded, No Smoking Home, See Remarks  
**Site Influences:** Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, See Remarks, Refrigerators-Two, TV Wall Mount      **Restrictions:** None Known

**Goods Excluded:** Alarm panels, hanging light in living room

**Warranty:**

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

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

**Total Lot M2:** 557.63      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:** 15.20      **Depth:** 36.60      **Zoning:** RF1  
**Conform:**      **Conform Yr:**      **Front Expos:** North  
**Taxes:** \$4,086.26 2019      **Local Improve:**