



Edmonton 15 Pleasantview LP: \$259,500
#415 10530 56 AV NW SP: ACTIVE

List ID #: E4259443 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 2010
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 833.03 **Total Flr (M):** 77.39

Original owners, TOP FLOOR 2 bedrooms and 2 bathrooms with 2 UNDERGROUND TITLED PARKING STALLS, plus 1 storage cage. Boasting hardwood flooring through out. Kitchen with large granite island, granite countertops throughout, stainless steel appliances - dishwasher (2021) and spacious dining nook. Living room separates both bedrooms and bathrooms, has patio access with gas line. East exposure. Master bedroom with 3-piece en-suite. Additional bedroom with a 4-piece bathroom next to it. In-suite Samsung laundry. 9ft ceilings. Central A/C. Quick access to many amenities, shops, schools, public transportation and Southgate LRT.

Directions:

Virtual Tour: <https://vimeo.com/589133258> **Brochure:** <http://www.415-10530-56ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	1	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		1			Garage Dim:		AbGd:		
Fpl:	No	Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Heated, Stall, Underground, See Remarks						High Schl:		Total A.G.	77.39	833.03

Living Rm:	3.35x2.74	M	Master Bdrm:	3.35x3.05	M
Dining Rm:	2.13x1.83	M	Bedrm 2:	3.35x2.74	M
Kitchen:	3.66x2.74	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	1.98x1.52	M
Bonus Rm					

Flooring: Hardwood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Backs Onto Park/Trees, Flat Site, Playground **Amen/Features:** Air Conditioner, Ceiling 9 ft., Intercom, Laundry-In-Suite, Parking-Visitor, Patio, Security Door, Social Rooms, Storage-Locker Room, See Remarks
Nearby, Public Transportation, Schools, Shopping
Nearby, See Remarks

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: South **Condo/HOA:** **Condo:** \$392.11 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Name: Serenity Gardens
Prk Encl/TTL: 2 / 2 / 1220803

Lot Sq (M):	61.55	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	South
Taxes:	\$2,200.85 Tax Yr: 2020	Local Improv:	/Yr: