

## \$414,900 - 6028 106 Street, Edmonton

MLS® #E4453211

**\$414,900**

2 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Well maintained raised bungalow in the highly sought-after Pleasantview! Ideally situated just minutes from the University of Alberta and Whyte Avenue, this home offers exceptional value and a fantastic location. The main floor features a spacious, east facing living and dining area perfect for entertaining, a comfortable primary bedroom, an updated bathroom, and the large kitchen opens onto a large west facing deck and backyard. The basement provides additional space with a second bedroom, a full bathroom, a generous laundry and storage area, and a versatile recreation room. This home includes desirable features such as central air conditioning, RV parking, a sump pump, upgraded, insulation in the attic, and a large backyard with a beautiful garden. Located close to all amenities, public transportation, this exceptional home is a perfect blend of comfort, functionality, and character. A massive 565 square metre lot with RS zoning offering prime redevelopment opportunities.

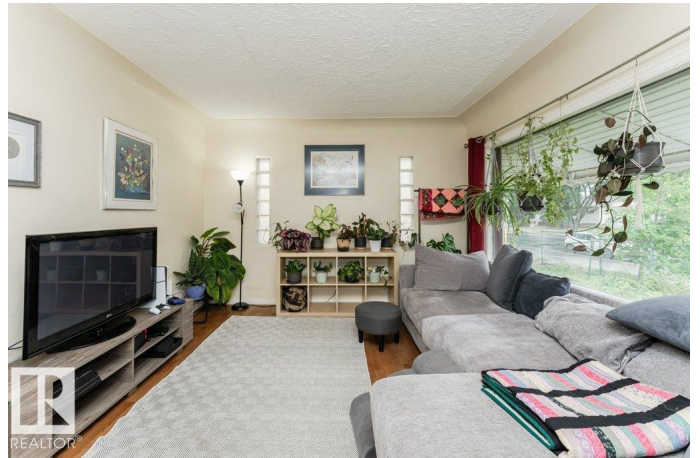
Built in 1951

### Essential Information

MLS® # E4453211

Price \$414,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 787                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6028 106 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2T7                 |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vacuum System-Roughed-In |
| Parking Spaces | 5                                                                                                    |
| Parking        | Single Garage Detached                                                                               |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator |
| Heating      | Forced Air-1, Natural Gas                         |
| Stories      | 2                                                 |
| Has Basement | Yes                                               |
| Basement     | Full, Finished                                    |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

Date Listed            August 15th, 2025  
Days on Market      24  
Zoning                Zone 15

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