

## \$285,000 - 113 10530 56 Av Nw, Edmonton

MLS® #E4457747

**\$285,000**

2 Bedroom, 2.00 Bathroom, 969 sqft  
Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to your new home in one of Edmonton's most sought-after communities! This beautifully maintained 2-bedroom, 2-bath condo blends modern comfort with urban convenience, offering an ideal lifestyle for professionals, couples, or small families. Step inside to find a bright and spacious layout, featuring large windows that fill the space with natural light. The modern kitchen boasts sleek cabinetry, stainless steel appliances, and an island perfect for casual dining or entertaining guests. The generous primary suite includes a walk-through closet and a private ensuite, while the second bedroom is equally spacious and situated near the second full bathroom. Patio overlooks beautifully landscaped grounds with trees and gardens. Whether you're a first-time buyer, investor, or simply looking to downsize without compromising on location or style—this condo is sure to please!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457747  |
| Price      | \$285,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 969                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 113 10530 56 Av Nw      |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio |
| Parking   | Stall                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

Date Listed September 14th, 2025

Zoning Zone 15

Condo Fee \$511

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