

## \$335,000 - 106 10540 56 Avenue, Edmonton

MLS® #E4454990

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,618 sqft  
Condo / Townhouse on 0.00 Acres

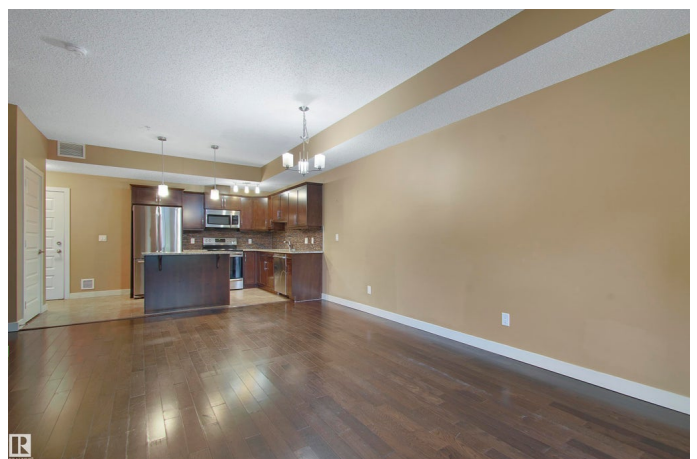
Pleasantview (Edmonton), Edmonton, AB

This well-maintained 3-storey townhome includes utilities in the condo fees leaving you with only an electrical bill. Visit the REALTOR®'s website for more details. Modern low maintenance lifestyle in Pleasantview, a mature neighbourhood with treelined streets! The open-concept main floor features a bright living area, upgraded kitchen with modern finishes, & a cozy dining space. There's even a BBQ hook-up outside. The second floor is for bedrooms & the main bathroom which means the 3rd floor is a bonus room or second living area. Serenity Gardens is a professionally run condo community with a full parkade. This property comes with two titled parking stalls nearby, one has a storage cage & the other could hold an F150. From here, it's easy to fast-track throughout Edmonton via LRT but with restaurants, Italian Centre, & Southgate Shopping Centre so close there's not much reason to leave. If you're looking for move-in ready option in a south central neighbourhood this home might be your home.

Built in 2010

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4454990  |
| Price  | \$335,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,618             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 106 10540 56 Avenue     |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Parking-Extra, Party Room, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                     |
| Parking        | Double Indoor, Heated, Parkade, Underground                                           |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Heat Pump, Natural Gas                                                                                                |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, No Through |

|              |                                |
|--------------|--------------------------------|
|              | Road, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles               |
| Construction | Wood, Stucco                   |
| Foundation   | Concrete Perimeter             |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | McKee School        |
| Middle     | Allendale School    |
| High       | Harry Ainlay School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 15           |
| Condo Fee      | \$770             |

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Listing information last updated on September 19th, 2025 at 8:17am MDT