

## \$649,900 - 5607 109 Street, Edmonton

MLS® #E4464047

### \$649,900

3 Bedroom, 1.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Beautifully maintained 4-level split in desirable Pleasantview! Offering 1,652 sq ft of living space above grade on a stunning 725 sqm lot with gorgeous landscaping. Numerous upgrades include Loewen triple-pane wood windows (2007), shingles (2020), air conditioning (2015), and electrical upgrades (2015/16). The renovated kitchen features JennAir appliances, quartz counters, and bright white cabinetry—perfectly suited for modern living. The layout is excellent for families or professionals, featuring 3 bedrooms upstairs, a main floor office, and a convenient powder room for guests. The third level offers a cozy family room, while the basement provides great storage or development potential. Enjoy the fenced yard—ideal for kids or pets—and a 23x20 double garage. Walking distance to Southgate, Sunterra, Italian Centre, top schools, and the LRT. A rare opportunity in a fantastic neighbourhood!

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464047  |
| Price      | \$649,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5607 109 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 3A7                 |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|              |                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stove-Countertop Inductn |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories      | 3                                                                                                                                                                         |
| Has Basement | Yes                                                                                                                                                                       |
| Basement     | Full, Unfinished                                                                                                                                                          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

Date Listed            October 30th, 2025

Days on Market      6

Zoning                Zone 15

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Listing information last updated on November 5th, 2025 at 12:47am MST