

## \$279,900 - 203 10520 56 Avenue, Edmonton

MLS® #E4460204

### \$279,900

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Stunning 2 bed, 2 bath upgraded condo w/ in-suite laundry, titled underground stall, 9ft ceilings, central AC & a balcony w/ natural gas BBQ outlet overlooking Mt Pleasant Park. This bright, open-concept spacious Corner Unit unit features a spacious balcony overlooking green space, complete with a gas hookup—perfect for morning coffee or evening BBQs. The kitchen offers a massive island w/ bar seating, stainless steel appliances, ample counter space, maple cabinets, & a mosaic tile backsplash. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is great for guests or a home office. Additional features include hardwood & ceramic tile floors, The heated underground parking has a secure storage cage & wash bay for added convenience. This well run complex also has a separate social room w/ kitchen. Minutes from Southgate Mall, Whitemud Dr., Calgary Trail, & transit—this stylish, move-in-ready home offers exceptional value in a prime location.

Built in 2010

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460204  |
| Price    | \$279,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 203 10520 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 |
| Parking   | Heated, Underground                                           |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                                  |
| # of Stories      | 4                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| 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

**Additional Information**

Date Listed                      October 1st, 2025  
Days on Market                17  
Zoning                              Zone 15  
Condo Fee                        \$493

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