



## 10921 54 Avenue Edmonton AB

\$394,000

Great opportunity in Pleasantview! Recent updates include a new roof (2024), new vinyl windows, insulation and siding (2013), exposed concrete driveway and oversized garage pad (2013). Additional upgrades include landscaping, front porch, fences, hot water tank, electrical panel, cork flooring, tile backsplash, countertops, sink, paint, and more. Located in a quiet neighborhood undergoing significant renewal, this is a tranquil place to call home, or to develop. Located within walking distance to Southgate mall, Lendrum Center, bus routes, and LRT, you won't be far from your shopping or transit needs. With multiple schools close by, as well as the UoA, plenty of options are available. The unfinished basement with a separate entrance offers a great opportunity for adding rooms, or suite development where you can take advantage of new mortgage and financing rules coming January 2025 for adding secondary suites. Perfect for a starter home, investment property, or redevelopment on this 59' wide lot.

Listing Presented By:



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