

## \$550,000 - 5204 109 Street, Edmonton

MLS® #E4435290

**\$550,000**

6 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

**LOCATION LOCATION LOCATION!** Are you looking for a 1200 SQ Ft Bungalow on a corner lot with a fully finished basement in the peaceful community of Pleasantview? Well look no further! This beautiful home checks a lot of boxes! It has 6 Beds (3 Up & 3 Down), 2.5 Baths (1.5 Half Up & 1 Down), A 2nd Kitchen, A Separate Entrance, A large bright bay window, Vaulted ceiling, and Gorgeous exposed beams. Recent upgrades include new shingles on the home and double oversized detached garage (21.4'\*23.3'), New LVP and bathroom vanities installed on the main floor, new window coverings, and fresh paint for the fence and inside of the house. Also there is new sod in the front and backyard! This lot also has future development potential in the community with RF1 Zoning. This home is minutes away from the Southgate LRT and Bus Station as well as the Whitemud Drive for access to many parts of Edmonton. Don't miss out on this one!

Built in 1969

### Essential Information

MLS® #	E4435290
Price	\$550,000
Bedrooms	6
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5204 109 Street
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3A4

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lendrum School
Middle	Avalon School
High	Strathcona School

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 10:17pm MDT