

Courtesy Of Wassim Moustapha Of Initia Real Estate

## \$1,380,000 - 10706 59 Avenue, Edmonton

MLS® #E4441704

**\$1,380,000**

4 Bedroom, 3.50 Bathroom, 2,505 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

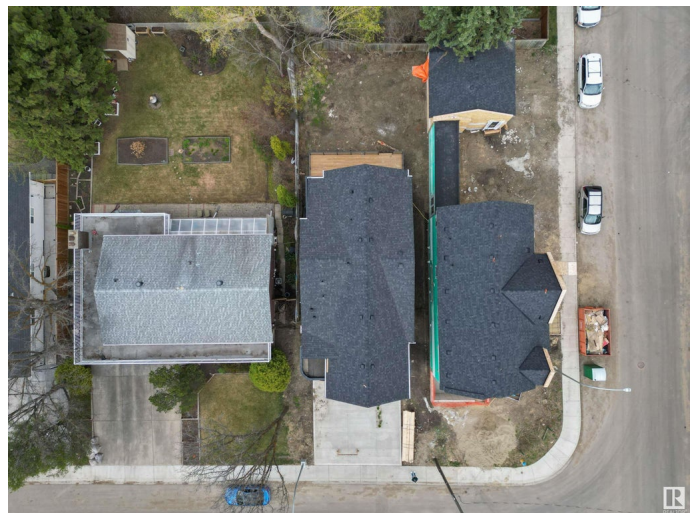
Welcome to this beautiful Brand New Home built by Varsity, located in the sought-after community of Pleasantview. Offering over 3,000 sq ft of fully developed living space, this residence is designed to impress. Step inside to discover soaring 10' ceilings on the main floor and 9' ceilings in the fully finished basement, creating an open and airy ambiance throughout. The heart of the home features a chef-inspired kitchen complete with upgraded appliances & an impressive walk-through pantry, ideal for effortless entertaining and everyday convenience. This spacious home boasts 4 generous bedrooms and 3.5 stylish bathrooms, offering ample space for the entire family. Step outside onto a massive deck with sleek glass railing – perfect for relaxing or hosting gatherings. Additional upgrades include designer light fixtures and premium plumbing fixtures that add a modern, sophisticated touch throughout the home. Don't miss this exceptional opportunity to own a truly remarkable home in Pleasantview!

Built in 2025

### Essential Information

MLS® # E4441704

Price \$1,380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,505                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10706 59 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 4S7                 |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Hot Water Tankless, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Asphalt, Stucco                    |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |

|              |                       |
|--------------|-----------------------|
| Construction | Wood, Asphalt, Stucco |
| Foundation   | Concrete Perimeter    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 15         |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT