

## \$259,000 - 310 10530 56 Avenue, Edmonton

MLS® #E4428353

**\$259,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to Serenity Gardens. This 2 bdrm and 2 bath condo has a spacious living & dining area with hardwood flooring. The kitchen features granite countertops, espresso cabinets, under cabinet lighting, glass tile backsplash, & stainless steel appliances. The primary suite has a walk through closet to the 3 piece ensuite bathroom. The 2nd bedroom is next to the 4 piece bathroom. Off the living room is the covered balcony with amazing views of the park. This condo has INSUITE WASHER & DRYER, air conditioner and a titled underground parking stall with storage. Shows well. Small pets are welcome.

Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428353               |
| Price          | \$259,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 310 10530 56 Avenue     |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0X7                 |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 1                                                               |
| Parking        | Parkade                                                         |

### 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, Stone, Stucco                                                    |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Stucco                                                    |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 15         |
| Condo Fee      | \$484           |

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Listing information last updated on May 3rd, 2025 at 4:02am MDT