

## **\$622,000 - 5603 108 Street, Edmonton**

MLS® #E4430709

**\$622,000**

5 Bedroom, 3.50 Bathroom, 1,881 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Opportunity awaits in sought-after Pleasantview! This 1866 sqft 2-storey home is tucked away on a quiet cul-de-sac with a spacious reverse pie lot. Much of the heavy lifting is done- new roof, newer furnace, & newer windows - leaving the finishing touches to make it your own. Inside, enjoy bright open-concept living with white oak LVP flooring, exposed beam details, & a large kitchen with gas stove, island, & updated countertops, ready for your personal touch to make it shine. Upstairs features 4 bedrooms, a primary suite with a private ensuite, 2nd floor laundry, & a bonus room. The fully developed basement offers a separate entrance, 2nd kitchen, bedroom, & full bath. Ideal for guests, extended family, home business, or future rental potential. This is your chance to add the finishing touches & make it truly your own. Double garage included. Fantastic location: walking distance to the U of A, Southgate Mall, parks, Pleasantview Community League, & transit. This home offers both convenience & potential.

Built in 1964

### **Essential Information**

MLS® # E4430709

Price \$622,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,881                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5603 108 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2Y8                 |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Front Porch, Guest Suite, See Remarks |
| Parking   | Double Garage Attached                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 15          |

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Listing information last updated on April 30th, 2025 at 5:32am MDT