

## **\$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 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	8
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 April 22nd, 2025 at 12:47am MDT