

## \$225,000 - 417 10530 56 Avenue, Edmonton

MLS® #E4445878

**\$225,000**

1 Bedroom, 1.00 Bathroom, 698 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to Serenity Gardens! This top-floor 1 bed + den condo offers a bright, open-concept layout with hardwood floors, granite counters, stainless steel appliances, and a kitchen island with eating bar. Enjoy a spacious living area, full 4-piece bath, versatile den, in-suite laundry, central A/C, and a sunny south-facing balcony with gas line. Comes with titled underground parking and storage cage. Ideally located near the U of A, Whyte Ave, shopping, and transit—urban living at its best!

Built in 2010

### Essential Information

MLS® #	E4445878
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	698
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	417 10530 56 Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0X7

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-Locker Room, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$367

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