

**\$209,998 - 417 10530 56 Avenue, Edmonton**

MLS® #E4445878

**\$209,998**

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          | \$209,998              |
| 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 | 30             |
| Zoning         | Zone 15        |
| Condo Fee      | \$367          |

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