

# \$799,000 - 5723 109a Street, Edmonton

MLS® #E4435367

## \$799,000

5 Bedroom, 2.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Discover incredible potential in this 1,460 sq ft bungalow with vaulted ceilings nestled in the desirable Pleasant View neighbourhood! With a total of 5 bedrooms, 2.5 baths, and 2 cozy fireplaces, this spacious home offers both comfort and versatility. The upgraded kitchen, high-efficiency furnace, and central vacuum system add modern convenience, while the double attached garage provides ample parking and storage. Situated on a massive 75' x 145' lot, there's room to expand, garden, or create your dream outdoor space. Located just 10 minutes from the University Hospital and campus and 15 minutes to downtown, this property offers unbeatable access to key city destinations. A perfect opportunity for families, investors, or anyone looking to make Pleasant View home!



Built in 1963

## Essential Information

MLS® #	E4435367
Price	\$799,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00

Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5723 109a Street
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3C4

### Amenities

Amenities	Open Beam
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Subdividable Lot
Roof	EPDM Membrane
Construction	Wood
Foundation	Concrete Perimeter

### School Information

High                      Strathcona

### **Additional Information**

Date Listed              May 8th, 2025

Days on Market        1

Zoning                    Zone 15

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