

## \$739,000 - 5306 104a Street, Edmonton

MLS® #E4428487

**\$739,000**

4 Bedroom, 3.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

This beautiful infill home is located in the highly sought-after Pleasant View area, just a short distance from Southgate Mall. Its prime location offers easy access to all amenities, making it an ideal choice for convenience and lifestyle. This is a unique chance, with the opportunity to still customize your walls and flooring. The main floor features living and dining area, a spacious kitchen, a half bath, mudroom, foyer, and a deck – perfect for both entertaining and everyday living. Upstairs, you will find a master bedroom complete with a full ensuite bath and walk-in closet, along with two additional bedrooms and a full bathroom. The basement offers extra space with a bedroom, a full bathroom, and a large rec room. The home also includes a FULLY FINISHED LEGAL SUITE WITH SEPERATE ENTRANCE. The property has detached double garage. Every corner of the house has been thoughtfully designed to maximize space and functionality, windows fill the home with natural light.

Built in 2024

### Essential Information

MLS® # E4428487

Price \$739,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5306 104a Street
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2M1

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Infill Property, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lendrum School
Middle	Donnan School
High	Strathcona School

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	76
Zoning	Zone 15

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