

# \$1,019,999 - 10906 54 Avenue, Edmonton

MLS® #E4455943

**\$1,019,999**

6 Bedroom, 4.50 Bathroom, 2,313 sqft  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Nestled in the heart of Pleasantview, this brand-new 2,300+ sq.ft. two-storey home blends modern elegance with everyday comfort. Flooded with natural light, the main floor offers an open-concept living area, sleek kitchen with quartz counters, cozy gas fireplace, spacious bedroom with 3-piece ensuite, and a 2-piece bath. Upstairs features a bright bonus room, large laundry, and three bedrooms, including a luxurious primary suite with walk-in closet and 5-piece ensuite. The fully finished basement includes a family room, wet bar, two bedrooms, 4-piece bath, storage, and rough-in for second laundry. A side entrance adds flexibility for future suite potential. Enjoy a landscaped, fenced yard and double attached garage. Minutes to Mount Pleasant School, U of A, Southgate, and LRT—luxury and location in one.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4455943    |
| Price          | \$1,019,999 |
| Bedrooms       | 6           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,313       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10906 54 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0V1                 |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Wet Bar, Infill Property, Natural Gas Stove Hookup |
| Parking Spaces | 2                                                                 |
| Parking        | Double Garage Attached                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

Date Listed               September 4th, 2025  
Days on Market       61  
Zoning                    Zone 15

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