

## \$449,800 - 6015 107 Street, Edmonton

MLS® #E4460670

**\$449,800**

4 Bedroom, 2.00 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Discover the rare charm of a well maintained 3+1 bedroom, 2 full bath bungalow nestled in sought-after Pleasantview. This inviting 1,230 sq ft home offers the perfect blend of character & modern peace of mind, starting with the original hardwood floors that flow throughout the sunny main living level. The home has been updated to provide immediate comfort, featuring updated windows, exterior doors, deck & a welcoming, fresh, neutral paint palette, and two completely renovated full bathrooms. The kitchen provides good work & storage space & has three full sized appliances. The fully fenced backyard is a private space for children and pets. Major upgrades are complete, including a newer furnace, HWT, electrical panel, updated shingles, insulation, and siding, offering total peace of mind. Parking is a breeze with the oversized single attached garage + additional parking. The partially finished basement provides flexible space, ready for your personal touch to complete a recreation room, home gym or suite.

Built in 1958

### Essential Information

MLS® # E4460670

Price \$449,800



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$29                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,226                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6015 107 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2X9                 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Front Porch, Low Flw/Dual Flush Toilet, Vinyl Windows |
| Parking Spaces | 3                                                     |
| Parking        | Over Sized, Single Garage Attached                    |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                     |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 658                                                                                    |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Lendrum/Mt Carmen       |
| Middle     | Allendale/ Louis St. L. |
| High       | Strathcona/St. Brendan  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 15           |

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Listing information last updated on October 16th, 2025 at 11:17am MDT