

## \$565,000 - 10815 11 Avenue, Edmonton

MLS® #E4443554

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

**\*Suite potential\*** Move-in ready 2-storey home in sought-after Bearspaw, just a short walk to Big Bear Park and Bearspaw Lake. This home features a flexible main floor layout and thoughtful upgrades throughout. Enjoy a living/dining space in the front and a cozy family room off the back kitchen—or reverse the setup to suit your lifestyle. Upstairs offers three bedrooms, including two 4-piece bathrooms, one being the primary ensuite. The fully finished basement includes a large bedroom, 4-piece bathroom, and a private side entrance—perfect for future suite development. Laundry and a 2-piece bath is conveniently located in the side entrance foyer, providing easy, shared access for both upstairs and basement use if a suite is developed. Outside, you will find a private, sunny, south-facing backyard with a freshly painted deck, privacy screen, and an 8x16 shed. The immaculate lawn is easily maintained with built-in irrigation. Extras include central A/C, a heated garage, and a quick bus ride to the LRT!

Built in 1986

### Essential Information

MLS® # E4443554

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,726                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10815 11 Avenue     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6M2             |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Air Conditioner                                                                 |
| Parking Spaces | 4                                                                               |
| Parking        | 2 Outdoor Stalls, Double Garage Attached, Front Drive Access, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Fenced, No Back Lane, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 16         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT