

\$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 | 14 |
| Zoning | Zone 16 |

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