

## \$279,000 - 10663 61 Ave, Edmonton

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MLS® #E4455728

**\$279,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Discover a rare opportunity in the heart of Pleasantview on this vacant lot ready for your next vision. Ideally situated on a peaceful street with excellent access to the University of Alberta, Southgate Mall, and the LRT, this parcel offers unmatched convenience and development potential. This property supports residential builds—from single-family homes to potentially higher-density options—depending on City approvals. With surrounding homes ranging from charming mid-century bungalows to newly built infills and duplexes, this is a golden chance to design a home or project that truly stands out. The seller spent considerable amount to bring the utilities at the lot boundary. Don't miss this lot in one of Edmonton's most desirable neighborhoods — development opportunities like this are rare and in high demand.



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4455728        |
| Price     | \$279,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 10663 61 Ave            |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 1L8                 |

**Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
|-------------------|--------------------------------------------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 43                  |
| Zoning         | Zone 15             |

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Listing information last updated on October 15th, 2025 at 1:02am MDT