

Courtesy Of Leroy L Warden Of RE/MAX Real Estate

## \$589,000 - 10446 10a Avenue, Edmonton

MLS® #E4427926

**\$589,000**

3 Bedroom, 3.50 Bathroom, 1,975 sqft  
Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Welcome to this fantastic family friendly neighborhood â€“ Bearspaw! This home offers a perfect combination of comfort, style, and functionality. As you step inside, you'll be greeted by an abundance of natural light that floods through the large windows creating a bright, inviting atmosphere. This home is equipped with central a/c, ensuring a pleasant temperature year-round. Itâ€™s conveniently located close to schools, playgrounds, dog park, play school, daycare, YMCA, and shopping. It features a modern open design with gorgeous Acacia hardwood floors, a huge dining room, family room with a gas fireplace, main floor laundry room, four bathrooms, a stunning kitchen with granite counter tops, oversized island, pots & pan drawers, lots of cabinet and counter space plus a gas stove. The finished basement offers a generous size rec room, a flex room, full bath and lots of storage space. Enjoy evenings relaxing on the back patio overlooking the creek with the occasional visit from ducks and other wild life.

Built in 1985

### Essential Information

MLS® #	E4427926
Price	\$589,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10446 10a Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6G4

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Patio
Parking Spaces	6
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Creek, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 1:32pm MDT