

# \$535,000 - 10637 11 Avenue, Edmonton

MLS® #E4447991

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

This beautiful 2 story home in the desirable neighbourhood of Bearspaw is sure to capture your attention the moment you enter. The picturesque front veranda welcomes you into the beautifully renovated front entry. The living room is bright and open leading into the large dining room, perfect for hosting. The kitchen has been fully renovated in 2023 with custom cabinetry & new appliances & an adorable coffee bar space. The family room features a brick facing wood fireplace & beautiful wood feature wall. A tiled mudroom, 2 piece bath & laundry room are all conveniently situated just off the heated garage. Additional updates include new LVP throughout main, newer carpet upstairs, lighting, & hot water tank & furnace in 2021. Upstairs offers 3 large bedrooms & tastefully renovated 4 piece main bath & 5 peice primary. The large backyard is a landscaped oasis with built in seating area, perfect for savouring those quiet summer evenings. There's even RV parking on the driveway! This has the best of everything!

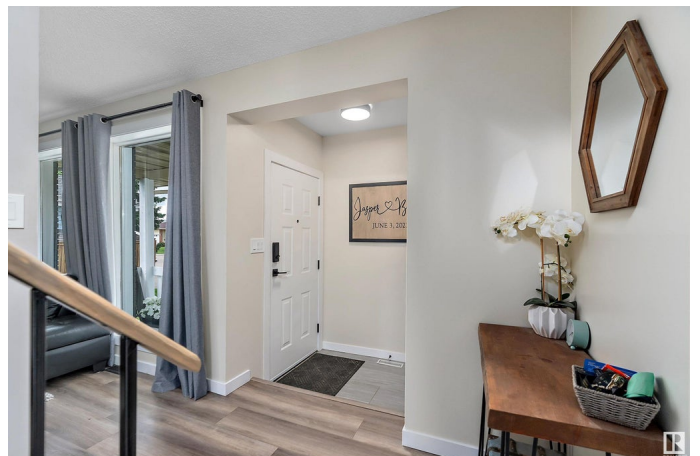
Built in 1984

## Essential Information

MLS® # E4447991

Price \$535,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,752
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10637 11 Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6J5

### Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Keheewin School
Middle	Keheewin School
High	Harry Ainlay High School

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	6
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 July 20th, 2025 at 4:17am MDT