

## \$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	4
Zoning	Zone 16

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Listing information last updated on June 24th, 2025 at 7:32pm MDT