

## \$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!

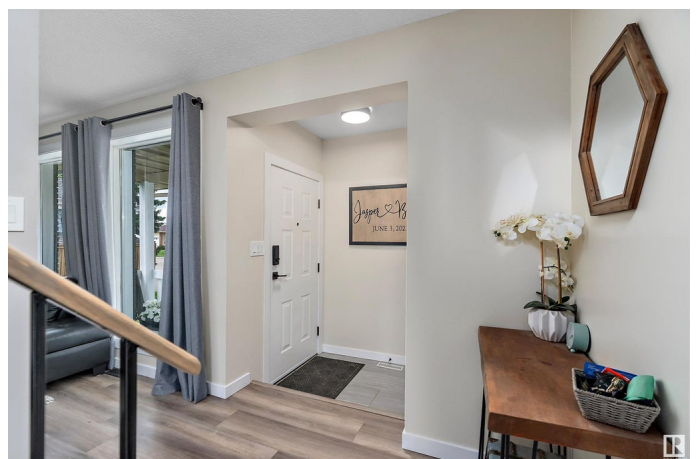
Built in 1984

### 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 | 25              |
| Zoning         | Zone 16         |

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Listing information last updated on August 8th, 2025 at 10:32am MDT