

\$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	5
Zoning	Zone 16

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