

## \$1,577,700 - 5715 110 Street, Edmonton

MLS® #E4450770

**\$1,577,700**

4 Bedroom, 3.50 Bathroom, 2,573 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Ace Lange's INFILL SHOWHOME is for sale in our favourite community... Pleasantview. Centrally located and close to everything, this property is perfect for the busy professional commuting to U of A, local hospitals, & downtown Edmonton. Truly a MUST SEE, the Ace Lange designer really outdid herself on this one. Attention to detail is outstanding and quality craftsmanship is exactly what you would expect from this well respected builder who has been building since 1963 in our city! From the wall paneling, to the built-ins, to the granite fireplace showstopper, plus the matching hood fan, ceiling beams, smooth painted ceilings, vibrant colours (swanky moss green, rich purple, savvy blue hues), modern woods & wallpaper, this showhome IS A TEN. You will be proud to host guests speaking to every element in the home like you are telling a story from the past. Mature trees surround the home and offer views from every room. Comes w/ AC, garage heater, epoxy flooring, deck, landscaping, & fully finished basement.

Built in 2022

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450770    |
| Price    | \$1,577,700 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,573                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5715 110 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 3E4                 |

### Amenities

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Smart/Program. Thermostat, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| Fireplaces        | Granite Surround                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                          |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 39 x 130                                                                                                                     |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Lendrum Elementary School |
| Middle     | Avalon Jr High School     |
| High       | Strathcona High School    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 15          |

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Listing information last updated on August 21st, 2025 at 3:02am MDT