

## \$899,000 - 10819 54 Street, Edmonton

MLS® #E4439398

**\$899,000**

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Step into a lifestyle of relaxed sophistication in this meticulously custom-built bungalow.

Tucked into the heart of Capilano's tree-lined streets, this home blends timeless charm with modern comfort—ideal for those who appreciate thoughtful design and a life rooted in both nature and community.

Mornings begin on the sun-drenched veranda beneath hand-crafted wood pergolas, surrounded by lush gardens—an inviting spot to sip coffee and watch the city gently come to life. Inside, rich custom cabinetry and a chef's kitchen create a warm, functional space perfect for everyday living. Large windows fill the home with natural light and offer peaceful views throughout. The lower level features heated floors and a spa-inspired steam room, offering a quiet escape after a busy day. Surrounded by parks, scenic river valley trails, and just moments from top-rated schools like Suzuki Charter School, this home offers a harmonious blend of urban convenience and natural serenity.

Built in 2014

### Essential Information

MLS® # E4439398

Price \$899,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,631                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10819 54 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2H8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Heated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 19        |

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Listing information last updated on June 15th, 2025 at 4:02pm MDT