

## \$1,025,000 - 6003 107 Street, Edmonton

MLS® #E4461582

**\$1,025,000**

4 Bedroom, 2.50 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

Welcome to this beautifully designed 4-bedroom, 2-storey home in the heart of desirable Pleasantview—perfectly positioned facing a peaceful park and just steps to several great schools and public transit. Offering 2,245 sq ft of thoughtfully planned living space and ready for quick possession, this home features a spacious bonus room, a large island kitchen with quality appliances, a walk-through pantry, and a sophisticated colour palette throughout. Spectacular oversized windows flood the home with natural light, enhancing the airy feel and showcasing the light-toned engineered hardwood floors. The huge front foyer offers a grand welcome for guests, while the side entrance provides flexible options for future development. A double attached garage adds everyday comfort and security. With a wonderful family-friendly layout and stunning design, this Pleasantview gem truly checks all the boxes.

Built in 2025

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4461582    |
| Price      | \$1,025,000 |
| Bedrooms   | 4           |
| Bathrooms  | 2.50        |
| Full Baths | 2           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6003 107 Street         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2X9                 |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Wall Mount                                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Mount Pleasant  |
| Middle     | McKernan/Avalon |
| High       | Strathcona      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 15           |

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