

## \$550,000 - 4412 107 Avenue, Edmonton

MLS® #E4463124

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Welcome to this beautifully cared-for 1,250 sq. ft. bungalow in sought-after Capilano. Set on a huge corner lot with top-notch curb appeal, this home features a timeless stucco and stone exterior, manicured landscaping, patio, deck, and a double detached garage. Inside, the main floor has been opened up to create a bright, modern layout with large windows and glass accents that bring in natural light. The spacious master bedroom, second bedroom with patio access, offer flexibility for today's lifestyle. The fully finished basement includes a second kitchen, bedroom, bathroom, and separate living space — ideal for extended family. Recent upgrades include a new sewer line, a 2-year-old furnace and AC, and a roof in excellent condition, ensuring peace of mind with no deferred maintenance. Steps to Edmonton's river valley trails, top-rated schools, and minutes to downtown, this is a rare opportunity to own a turn-key property in one of the city's most desirable communities.

Built in 1958

### Essential Information

MLS® # E4463124

Price \$550,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,246                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4412 107 Avenue |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1J5         |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Detached                                                |

### Interior

|              |                                                                                                                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                                                                                     |
| Has Suite    | Yes                                                                                                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |                                    |
|--------------|------------------------------------|
|              | Transportation, Schools, Treed Lot |
| Roof         | Asphalt Shingles                   |
| Construction | Wood, Stone, Stucco                |
| Foundation   | Concrete Perimeter                 |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Suzuki Charter |
| Middle     | Hardisty       |
| High       | McNally        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 19            |

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Listing information last updated on October 30th, 2025 at 2:17am MDT