

## \$599,900 - 4412 107 Avenue, Edmonton

MLS® #E4456023

**\$599,900**

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 or a mortgage helper. 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® # E4456023

Price \$599,900



|                |                        |
|----------------|------------------------|
| 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, Parking-Extra, Patio, R.V. Storage |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Detached                                                    |

### Interior

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                 |
| Fireplaces   | Woodstove                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                      |

### Exterior

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

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                              |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Suzuki charter school |
| Middle     | Hardisty School       |
| High       | Mcnally School        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 36                  |
| Zoning         | Zone 19             |

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Listing information last updated on October 10th, 2025 at 11:03am MDT