

## \$435,000 - 4611 102a Avenue, Edmonton

MLS® #E4431631

**\$435,000**

3 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2-bath bungalow nestled in the heart of the desirable Gold Bar community. This home offers timeless charm with gleaming hardwood floors and the cozy ambiance of a wood-burning fireplace on both the main and lower levels – perfect for Edmonton winters. Enjoy peace of mind with brand-new shingles and a newer paved driveway leading to the spacious double detached garage with convenient rear lane access to the backyard. The large backyard is a gardener's dream, complete with raspberry bushes and raised vegetable garden beds, ready for your green thumb. Whether you're relaxing by the fire or entertaining in the private yard, this home offers comfort, character, and functionality in a family-friendly neighborhood close to parks, schools, and amenities. Don't miss your chance to own this gem in Gold Bar!

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431631  |
| Price      | \$435,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4611 102a Avenue |
| Area        | Edmonton         |
| Subdivision | Gold Bar         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 1P9          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Front Porch, Hot Water Natural Gas |
| Parking   | Double Garage Detached             |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing, Masonry  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 18th, 2025

Days on Market 16

Zoning Zone 19

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