

# \$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
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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	19
Zoning	Zone 19

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Listing information last updated on September 23rd, 2025 at 10:32am MDT