

# \$470,000 - 4632 106 Avenue, Edmonton

MLS® #E4428254

**\$470,000**

4 Bedroom, 2.50 Bathroom, 1,233 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Great value on this 1233 sq ft 3+1 bedroom bungalow located in Gold bar across the street from a park and located on a large 685 m<sup>2</sup> lot. features include 3 bathrooms with a 2 piece ensuite bath, newer shingles on house and garage, vinyl siding, big bow window in living room and bay window off of kitchen window. Newer Windows thru out, newer 100 amp electrical panel, professionally finished basement with a wet bar, rec room, and large bedroom that has a 3-piece ensuite. There's hardwood floors underneath the living room, dining room room, and the master bedroom carpets. Home has central air conditioning and lots of storage

Built in 1957

## Essential Information

MLS® #	E4428254
Price	\$470,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	1957
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4632 106 Avenue
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1E6

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Goldbar
Middle	Hardisty
High	McNally

### Additional Information

Date Listed March 30th, 2025

Days on Market 4

Zoning Zone 19

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