

## \$449,998 - 4611 102a Avenue, Edmonton

MLS® #E4431631

**\$449,998**

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	\$449,998
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 1

Zoning Zone 19

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Listing information last updated on April 19th, 2025 at 4:02pm MDT