

\$550,000 - 4412 107 Avenue, Edmonton

MLS® #E4463124

\$550,000

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. 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® # E4463124

Price \$550,000

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, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Suzuki Charter
Middle	Hardisty
High	McNally

Additional Information

Date Listed	October 22nd, 2025
Days on Market	17
Zoning	Zone 19

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