

## **\$419,000 - 10415 45 Street, Edmonton**

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MLS® #E4430405

**\$419,000**

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Don't wait. Great value in this beloved Gold Bar family home. 25 years same owners. A wonderful spotless and bright 1050 sq ft 4 bedroom bungalow. Owners have meticulously maintained the property replacing shingles in 2022, high efficiency furnace in 2020, on demand hot water system 2021, all windows replaced ( except 3 in the basement ) most triple glazed. Front and back screen and storm doors as well as the 18' garage and man door replaced in 2020. Other features include patio doors off the dining room plus a lovely natural gas fireplace in the family room. All this on a nearly 58 x 110' lot ( less the city's corner carve out ). Nothing to do but move in and enjoy.



Built in 1957

### **Essential Information**

MLS® #	E4430405
Price	\$419,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1957
Type	Single Family

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10415 45 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1W8

### Amenities

Amenities	Hot Water Instant, Patio
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	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, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Public Transportation, Schools, Shopping Nearby
Lot Description	corner chop off
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	19
Zoning	Zone 19

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Listing information last updated on April 30th, 2025 at 7:32pm MDT