

## **\$449,900 - 4220 105b Avenue, Edmonton**

MLS® #E4445800

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Welcome Home! Terrific family ready community of Gold Bar enjoys proximity to river valley, parks, schools, and the rest of what Edmonton has to offer. Quiet location with mature trees and large lots. Well maintained over the years with back lane access and great floor plan. Landscaped fenced back yard. Huge oversized insulated double detached garage. Fence opens up for vehicle or RV storage at the back of the yard. Awesome bungalow floor plan with updates over the years. Great family room leads through to dining area and full kitchen with all appliances included. Main floor has full bathroom and 3 bedrooms. Fair sized bedrooms on main floor. Rear step down entrance leads to finished basement with large rec room and storage. Basement has laundry room, bathroom with stand up shower, storage, utility room, and 4th bedroom. Notable mentions for engineered hardwood floors, quartz counter tops, updated kitchen, tons of natural light, concrete patio, green space and plenty of street parking in front. WOW

Built in 1958

### **Essential Information**

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Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4220 105b Avenue
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1C7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        2  
Zoning                    Zone 19

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