

## \$644,900 - 4307 109a Avenue, Edmonton

MLS® #E4434712

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Welcome to this charming bungalow in the community of Capilano, perfectly situated with stunning views of the river valley overlooking Gold Bar Park. This home offers a blend of comfort and functionality. The main floor boasts 2 spacious bedrooms, including a primary suite with a jetted tub in the ensuite. An additional 3-piece bathroom completes the upper level. The living area is bright and open, featuring vaulted ceilings and warmed by a cozy gas fireplace. Downstairs, you'll find a fully finished basement with a 3rd bedroom, a 2nd kitchen, and another 3-pc bathroom & a den - perfect for hosting guests or extended family. Enjoy peace of mind with triple-pane windows (2014), a newer roof (2019), and central vacuum. The low-maintenance yard includes an expansive deck, newer exposed aggregate concrete, RV parking, & heated, oversized double detached garage with a dedicated office space. This home is centrally located with quick access to schools, shopping, major routes, and all the amenities of downtown!

Built in 1966

### Essential Information

MLS® # E4434712

Price \$644,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4307 109a Avenue
Area	Edmonton
Subdivision	Capilano
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Zoning	Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 9:17pm MDT