

# \$399,900 - 4715 102a Avenue, Edmonton

MLS® #E4428978

**\$399,900**

4 Bedroom, 1.00 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Nestled in the desirable Gold Bar community of Edmonton, this charming fixer-upper presents an excellent opportunity for homebuyers ready to invest some effort into creating their ideal living space. With a bit of TLC, this property can be transformed into a dream home. The residence features a detached 2.5 car garage, providing substantial space for vehicles, hobbies, or additional storage solutions. One of the standout features is the south-facing backyard, which offers ample sunlight, making it perfect for gardening, entertaining, or simply enjoying quiet moments outdoors. Situated within a peaceful neighborhood, this home is conveniently located near parks, schools, and various amenities, enhancing its appeal. The property boasts great potential with a flexible layout and solid foundation, allowing for a range of renovation possibilities, expansion, or a refreshing update. Embrace the chance to customize this home to your tastes while benefiting from the vibrant community that surrounds it.

Built in 1958

## Essential Information

MLS® #	E4428978
Price	\$399,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4715 102a Avenue
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0P9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Oven-Microwave, 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	Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning Zone 19

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