

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

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 | 8                |
| Zoning         | Zone 19          |

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Listing information last updated on April 19th, 2025 at 9:47am MDT