

\$399,900 - 4612 109 Avenue Nw, Edmonton

MLS® #E4306078

\$399,900

4 Bedroom, 2.00 Bathroom, 1,406 sqft
Single Family on 0 Acres

Capilano, Edmonton, AB

CAPILANO GEM! This 1405 sqft Bungalow sits on a WIDE 55 x 119 lot which faces a large treed park! This home has had the attached garage converted into a family years ago and adds a great amount of living space to the house. The main floor offers a large living room with a wall of windows that face south to the tree park, a good size dining room which also sides onto the same wall of windows, a spacious kitchen with ample storage, 2 bedrooms, a den that used to be a 3rd bedroom and the spacious extra family room off to the side. The basement offers 2 more bedrooms, a full bath, a rec room and lots of storage. Outside you will find a huge deck, ample grass area and a single detached garage with a car port. All of this and only a short walk to Suzuki School, the RIVER VALLEY TRAILS and GOLD BAR PARK. Give this one a quick cosmetic reno or build your dream home, there are plenty of options here!

Built in 1958

Essential Information

MLS® #	E4306078
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,406
Acres	0.15
Year Built	1958
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow

Community Information

Address	4612 109 Avenue Nw
Area	Edmonton
Subdivision	Capilano
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1R6

Amenities

Features	Deck
Parking	Single Carport, Single Garage Detached
# of Garages	1

Interior

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings, Freezer
Heating	Forced Air-1
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
Fireplaces	Wood, Brick Facing
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Construction	Wood Frame
Foundation	Concrete

Listing information last updated on October 5th, 2022 at 7:16pm MDT