

Courtesy Of David J Schmitz Of RE/MAX River City

\$599,900 - 4307 109a Avenue, Edmonton

MLS® #E4434712

\$599,900

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 \$599,900



| | |
|----------------|------------------------|
| 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 |
| Days on Market | 12 |
| Zoning | Zone 19 |

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