

## \$559,000 - 10752 43 Street, Edmonton

MLS® #E4449454

**\$559,000**

3 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

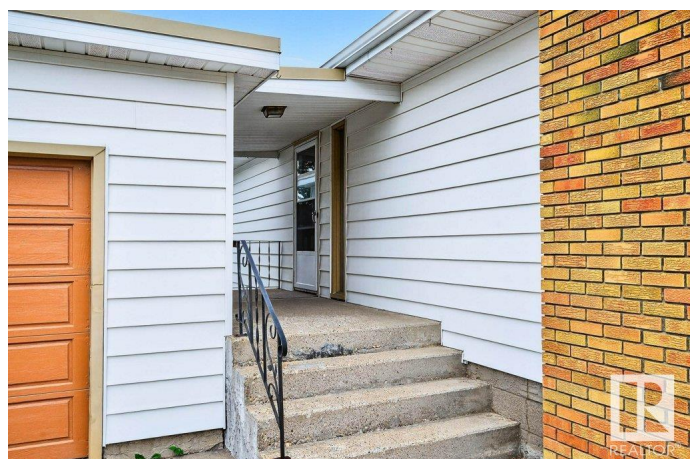
Gold Bar, Edmonton, AB

WOW.. if your looking for a fabulous LOCATION and a home that has been lovingly maintained by the same owner for over 50 years, this charming 2 plus 1 bedroom, 2 bath mid-century modern bungalow in Gold Bar is full of potential. Facing beautiful greenspace and steps from walking paths to the River Valley, this home offers a rare opportunity to enjoy this incredible mature neighborhood. Bright, open living spaces and large windows bring in natural light and character while the stone fireplace and wood tones offer warmth. The layout includes a fully finished basement with a 2nd bath, family room, workshop area, laundry room and lots of storage space. Set on a quiet street facing the greenspace with a private backyard and single garage. Whether you love retro charm or want to modernize, this solid, well-cared-for home is the perfect canvas. Minutes to schools, parks, shopping, and downtown access—this is living at its finest!

Built in 1958

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449454  |
| Price     | \$559,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10752 43 Street |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1V4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Stone Facing                                                                                 |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 19         |

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Listing information last updated on August 4th, 2025 at 6:02am MDT