

## **\$429,900 - 10319 45 Street, Edmonton**

MLS® #E4452381

**\$429,900**

3 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

This gem has so much to offer; new SEWER LINE, SHINGLES, EAVES, SOFFITS (house & garage), HWT, CENTRAL AIR CONDITIONING and a FULLY RENOVATED MAIN FLOOR BATHROOM. Inside you will find the ORIGINAL HARDWOOD FLOORING throughout most of the MAIN FLOOR. ORIGINAL STUCCO CEILINGS in the LIVING and DINING ROOMS as well. The KITCHEN has been RENOVATED with SS Appliances. The main floor is complete with a PRIMARY BEDROOM and SECOND BEDROOM. The LOWER LEVEL has a spacious FAMILY/FLEX ROOM. A FULL BATHROOM, THIRD BEDROOM and a KITCHENETTE AREA, plus STORAGE, and LAUNDRY. OUTSIDE you will enjoy a fully LANDSCAPED BACKYARD with perennial garden, fruit trees/bushes and roses. PLENTY of green space for your needs. A LARGE DECK AREA for DINING plus a LOUNGING AREA. There is an ADDITIONAL PARKING SPACE beside DOUBLE GARAGE. Easy access to PUBLIC TRANSIT, SHOPPING, RIVERVALLEY TRAILS, HENDAY, SCHOOLS and HARDISTY REC CENTRE.



Built in 1958

### **Essential Information**

MLS® #

E4452381

Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10319 45 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1W8

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 11th, 2025

Days on Market 47

Zoning Zone 19

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