

## \$674,900 - 4303 109a Avenue, Edmonton

MLS® #E4430099

**\$674,900**

4 Bedroom, 2.00 Bathroom, 1,133 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

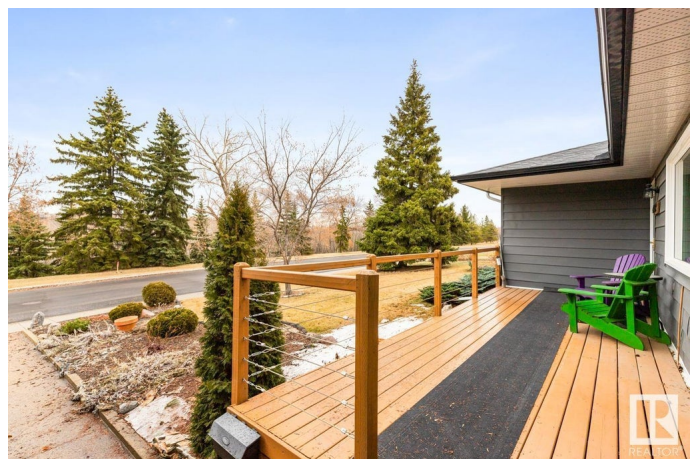
Welcome to this beautifully upgraded bungalow in the community of Capilano, perfectly situated with no neighbours across, just stunning views of the river valley overlooking Gold Bar Park. This 4-bedroom, 2-bath home offers a warm and inviting feel starting with a large front porch and continuing into a bright, open-concept layout that's perfect for hosting. The modern kitchen features ample cabinet space, a gas stove, and charming character touches throughout the living area. 3 bedrooms including the primary and a beautiful bathroom are located on the main floor, while the fully finished basement offers a huge rec room, a large 4th bedroom, an additional full bathroom, and a generous utility room for all your storage needs. Recent upgrades include plumbing, windows, laminate flooring up and down, central A/C, new roof (2023), and eaves on the west side of the garage. Outside, enjoy a fully fenced backyard and a double detached garage. This home is centrally located near all amenities and downtown!

Built in 1966

### Essential Information

MLS® # E4430099

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4303 109a Avenue |
| Area        | Edmonton         |
| Subdivision | Capilano         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 1S3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      9  
Zoning                Zone 19

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