# \$440,000 - 10319 45 Street, Edmonton

MLS® #E4452381

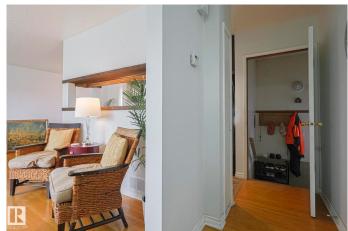
#### \$440,000

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 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 \$440,000

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

Zoning Zone 19

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