

## \$589,900 - 4107 106b Avenue, Edmonton

MLS® #E4452925

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Looking for a larger bungalow in East Edmonton? This lovingly maintained home across from Goldbar Park Ravine features 3 bedrooms up + 1 downstairs, 3 bathrooms & over 1200sq ft of living space on main floor. The first floor features a front foyer, living room, updated kitchen with cream cabinets & granite island, formal dining area, a separate back entrance mud room, primary room with 3pc ensuite, 2 additional bedrooms (doors to den can be put back on) & a 4pc guest bathroom. Hardwood flooring through most of main floor & primary suite. Mud room can be converted back to main floor laundry. Basement is developed with lots of storage, laundry room, additional room with 4pc bathroom, recreation room with dry bar & hobby room. The manicured yard of this home includes a back patio & double garage with parking for 2 on pad. Walk along river valley trails, cross country ski in Goldbar park or easily access Downtown or Sherwood Park from this great location!

Built in 1961

### Essential Information

MLS® # E4452925

Price \$589,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4107 106b Avenue |
| Area        | Edmonton         |
| Subdivision | Gold Bar         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 1K7          |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                  |
| Parking        | Double Garage Detached                                                             |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Glass Door                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 19           |

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Listing information last updated on August 16th, 2025 at 10:17pm MDT