

## \$498,900 - 4311 106 Avenue, Edmonton

MLS® #E4450188

**\$498,900**

5 Bedroom, 2.00 Bathroom, 1,029 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

This beautifully renovated 1957 bungalow in sought-after Goldbar Community, blends classic charm with modern upgrades. Overlooking a treed area, green space and just steps from the River Valley trail system. The home features a brand-new kitchen, with main floor bath, new flooring, trim, paint, modern lighting, and triple-pane windows to top it off. The exterior shines with a new roof, siding, cedar deck, and a brand-new garage. The fully finished basement includes a second kitchen, perfect for a mother-in-law suite or multigenerational living. Conveniently located near top-rated schools, shopping and transit. This move-in-ready home offers style, space, and unbeatable value in one of Edmonton's most established neighborhoods.

Built in 1957

### Essential Information

MLS® #	E4450188
Price	\$498,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	1957



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4311 106 Avenue
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1E1

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, Vinyl Windows
Parking Spaces	6
Parking	2 Outdoor Stalls, Double Garage Detached, Rear Drive Access, RV Parking

### Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Gold Bar School
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Middle	Hardisty School
High	McNally High School

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 19

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