

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

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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 thatâ€™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      11  
Zoning                Zone 19

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Listing information last updated on April 21st, 2025 at 11:32am MDT