

## **\$419,000 - 10319 45 Street, Edmonton**

MLS® #E4452381

**\$419,000**

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 SEWER LINE, 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          | \$419,000              |
| 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      82  
Zoning                Zone 19

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