

## \$400,000 - 4712 102 Avenue, Edmonton

MLS® #E4434015

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

This beautifully upgraded Gold Bar gem offers serious value and legal suite potential! Major updates include a new sewer line, triple pane windows, decks, and mudjacking (2019/2020). With a separate entrance, second kitchen, two furnaces, a bedroom, and rec room, the lower level is ready for extended family or future suite development. Upstairs features a spacious kitchen that flows into a bright, sun-filled living and dining area, plus 3 bedrooms and a renovated bath. The yard boasts a cherry tree, Saskatoon berries, and space to play. Enjoy easy access to Goldstick Park and Gold Bar School in warmer months, and stay cozy in your heated double garage come winter. Move-in ready—just unpack and make it yours

Built in 1958

### Essential Information

MLS® #	E4434015
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.00
Year Built	1958



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

### Community Information

Address	4712 102 Avenue
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0M7

### Amenities

Amenities	Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	Zone 19

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