



4203 106 Avenue  
Edmonton, Alberta

MLS # A2320388



**\$445,000**

<b>Division:</b>	Gold Bar		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad, Single Garage Attached, Single Garage Detached, W		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Gard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Storage, Wired for Sound		

**Inclusions:** N/A

Welcome to Gold Bar, a highly desirable river valley community. This 6200 sq ft lot presents a fantastic opportunity to build in a well established neighborhood surrounded by parks, trails, outdoor beauty and recreation. Featuring 4 bedrooms and 2 bathrooms, it is the ideal home for your family's next chapter. Whether you choose to enjoy or update the interior to reflect your personal style and lifestyle, the possibilities here are plentiful. The functional kitchen greets you with bright white cabinetry, a generous amount of storage for all your cookware, a double sink, well designed to make everyday living easy. Full of charm, the cozy dining area features a new bay window, creating a bright space to enjoy your morning coffee while taking in views of the generous sized backyard. The arched opening leads you into a massive living room designed for comfort & connection, the perfect place to relax and enjoy quality time with family and friends. On the main level, you'll also find stunning hardwood flooring throughout the majority of the living space, with many upgraded vinyl windows that enhance energy efficiency and fill the home with natural light. There are three comfortable bedrooms, complemented by a fully renovated 4-piece bathroom. The lower level is nearly complete and provides one bedroom, a huge family room, and a recently upgraded 2-piece bathroom, adding valuable additional living space. The laundry room is exceptionally large, with an further storage options and plenty of space to help make laundry day a breeze. The lower level is finished off with a storage room, excellent for all your organization needs and to tuck away all your seasonal must haves. The side entrance provides the potential to separate the main and lower level. Outside, this property impresses with an attached garage as well as a second detached garage, complete with a workshop

and a new overhead door that is perfect for projects, vehicles, storage, and additional workspace. Your fully fenced backyard provides the a sensational outdoor escape, complete with a dog run, firepit, garden space, a very special tree that is flourishing right from the Okanagan (see the apple photo) and plenty of room to design your own private oasis. Significant upgrades throughout the property are new sewer lines, shingles on both the home and garages, eavestroughs, multiple vinyl windows, electrical, vinyl siding, a recently updated 2-piece bathroom, new flooring, and fencing. Come see everything this incredible location & property has to offer!