

# \$419,000 - 10319 45 St Nw, Edmonton

MLS® #E4452381

**\$419,000**

3 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.14 Acres

Gold Bar, Edmonton, Alberta

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. (id:6289)

Built in 1958

## Essential Information

Listing # E4452381

Price \$419,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 948           |
| Acres          | 0.14          |
| Year Built     | 1958          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 10319 45 St Nw |
| Subdivision | Gold Bar       |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T6A1W8         |

### Amenities

|              |                                            |
|--------------|--------------------------------------------|
| Amenities    | Public Transit                             |
| Features     | Flat site, No Animal Home, No Smoking Home |
| Parking      | Detached Garage                            |
| # of Garages | 1                                          |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                     |
| # of Stories | 1                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | MaxWell Devonshire Realty |
|----------------|---------------------------|



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