



Virtually Staged

Edmonton

4820 109 AV NW

Capilano

T6A 1R6

LP:

\$474,500

SP:

M



Listing ID #

E4507137

Building Type

Detached Single Family

Style

Bungalow

Year Built

1958

Full Baths

2

Half Baths

0

Total Baths

2.0

Tot Flr AG SqFt

1,180.70

URL-Virtual Tour

URL-Brochure

Sold Date

Bedrooms Above

3

Bedrooms Total

4

Basement

Full

Basement Dev

Fully Finished

Tot Flr AG SqM

109.69

ACTIVE

Welcome to your new home in Capilano! This well-loved family home is well situated near Capilano and Gold Bar Parks, schools, shopping, and the Hardisty Leisure Centre. The location is ideal for a young family. Step inside and you'll immediately notice the lovely hardwood floors throughout. The wonderfully large living room features a beautiful stone fireplace and a sunny south-facing window! The eat-in kitchen has quick access to the spacious dining room and enjoys a view to the fenced back yard. There are 3 bedrooms upstairs, with one offering French doors to the back patio making it ideal as a home office as well as a bedroom! The basement offers a 4th bedroom as well as a den, and a huge family room with a pool table that the seller will leave for the new owners. Outside you'll appreciate the fenced and landscaped back yard and oversized single garage. This home is ready for a new family to make it their own and quick possession is possible!

Directions

Living Room	6.76x3.66	M	Bedroom 3	3.32x2.65	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.78x1.90	M	Bedroom 4	2.90x2.43	B	1	4	A	No	Main	109.69	1,180.70
Kitchen	4.06x3.50	M	Laundry Room	6.22x3.68	B	2	3	B	No	Upper		
Family Room	8.56x5.97	B	Storage Room	2.72x1.68	B	3				Above Grd		
Den	3.64x2.78	B				4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.77x3.33	M				6				Tot Flr AG	109.69	1,180.70
Bedroom 2	3.67x2.98	M				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Wood	Garage Suite	
Flooring	Carpet, Hardwood, Linoleum	Garden Suite	
Features	Deck, No Animal Home, No Smoking Home, See Remarks	Lot Shape	Rectangular
		Lot Size SqM	597.34
		Zoning	
		Tax Amount	\$4,618.34 / 2025
		Conform Type	Title Insurance
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings	Goods Excl	Pool table will stay also.

Warranty	
Fireplace	
FP Fuel	
FP Type	
HOA Y/N	No
HOA Fee/Schd	/
HOA Fee Incls	
Site Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Parking	Over Sized, Single Garage Detached

Road Access	Paved	Park Encl/Tot	1 / 3	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			