

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

## \$399,900 - 4704 104a Avenue, Edmonton

MLS® #E4460092

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

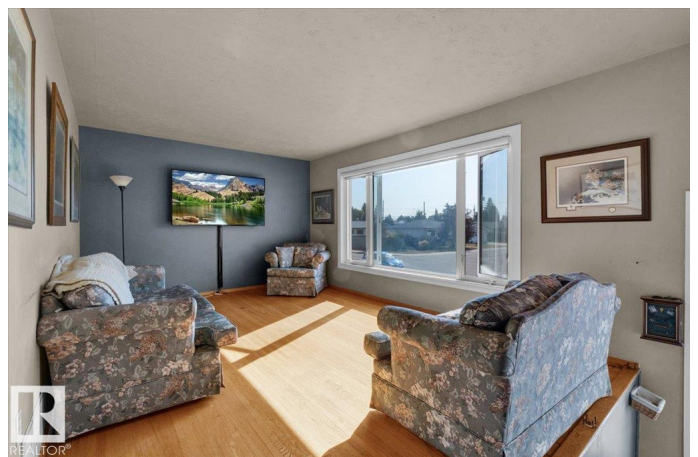
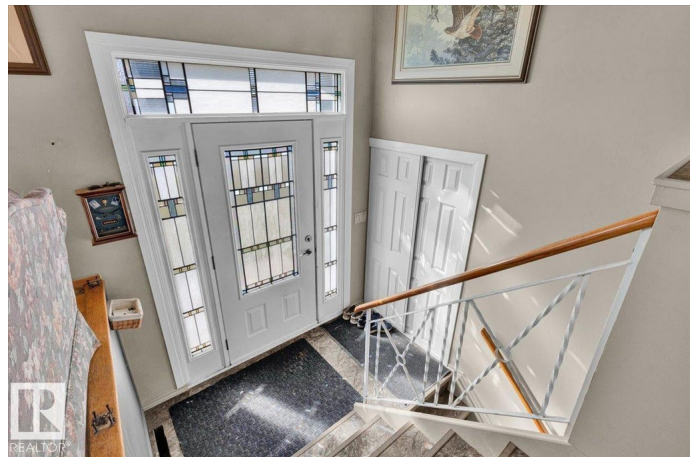
Visit REALTOR® website for additional information. WELCOME to this charming 2+2 bedroom, 2 bath BI-LEVEL offering over 1900 sq ft of finished living space in the sought-after community of GOLDBAR. This inviting home is designed for both comfort and practicality, featuring a spacious finished basement, DOUBLE DETACHED GARAGE, and convenient RV PARKING. Upgrades include TRIPLE-PANE WINDOWS, SHINGLES, and VINYL SIDING, giving peace of mind and lasting curb appeal. The bright, REMODELED KITCHEN offers MODERN CABINETS with plenty of storage, and from here you can step directly onto your LARGE DECK, perfect for family gatherings or summer barbecues. The well-planned layout provides ample room for growing families, working from home, or entertaining guests. Ideally situated close to shopping, schools, playgrounds, and public transportation, this home combines space, functionality, and location. PRICED TO SELL, its a wonderful opportunity to own in one of Edmonton's most desirable neighborhoods.

Built in 1958

### Essential Information

MLS® # E4460092

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,006                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4704 104a Avenue |
| Area        | Edmonton         |
| Subdivision | Gold Bar         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 0Z4          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows |
| 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, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 19              |

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Listing information last updated on October 14th, 2025 at 12:03pm MDT