

## \$759,000 - 4524 109a Avenue, Edmonton

MLS® #E4423079

**\$759,000**

5 Bedroom, 2.00 Bathroom, 1,040 sqft  
Single Family on 0.00 Acres

Capilano, Edmonton, AB

Experience refined living in this exquisitely re-built transitional-style 5-bdrm home, blending classic beauty with modern comfort. Beautiful, engineered hardwood floors throughout, crystal light fixtures, and two grand limestone fireplaces create a luxurious ambiance. Completely transformed in 2015 by IL Contractor Services and Blue Stone Construction, this energy-efficient masterpiece with 1,922 square feet of total living space features brand-new electrical, plumbing, HVAC, and closed-cell spray foam insulation. Custom cabinetry, stunning granite countertops, and Riobel fixtures add elegance, while built-in speakers throughout ensure entertainment at every turn. Each bath features matching granite, gorgeous vanities and elegant frameless shower doors and mirrors. Step outside to an exposed aggregate patio and sidewalks, perfectly positioned backing the scenic Goldbar Park with ski trails and River Valley paths just steps away. Only minutes from downtown this home offers the best of nature & city living



Built in 1958

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4423079  |
| Price  | \$759,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4524 109a Avenue |
| Area        | Edmonton         |
| Subdivision | Capilano         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 1S4          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, See Remarks, Natural Gas Stove Hookup |
| Parking   | Double Garage Detached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel, See Remarks  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stucco  |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 19             |

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Listing information last updated on April 18th, 2025 at 3:32pm MDT