

## \$439,000 - 10543 46 Street, Edmonton

MLS® #E4422602

**\$439,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Charming Gold Bar Bungalow â€“ Prime Location & Rental Income Opportunity! Nestled in the heart of Gold Bar, directly across from Gold Bar School, this well-maintained bungalow offers 1,047 sq. ft. bungalow + 940 sq. ft. basement sits on a 6,123 sq. ft. lot. The main floor offers 3 spacious bedrooms, a stylish kitchen with updated cabinetry, and a 4-piece bath. The finished basement includes a second kitchen, living area, 3-piece bath, stacked laundry, a large bedroom, and a den/second bedroom. Outside, enjoy an oversized insulated garage, RV parking, and a landscaped yard with seating. Updates: A/C (2013), furnace (2013), hot water tank (2020), vinyl windows (2014), and a well-maintained roof. Currently rented for approx. \$3,000/month, this home is move-in ready with great investment potential. Lot size 56' x 110'. Don't miss out! Close proximity to river Valley, Bike trails, park and cross country skiing.

Built in 1958

### Essential Information

MLS® #	E4422602
Price	\$439,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10543 46 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1Y4

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas, Vinyl Windows
Parking	2 Outdoor Stalls, Double Garage Detached, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 23rd, 2025

Days on Market 42

Zoning Zone 19

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