

\$469,000 - 10543 46 Street, Edmonton

MLS® #E4422602

\$469,000

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	\$469,000
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 18

Zoning Zone 19

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