



10523 45 Street Edmonton AB

\$399,000

Bright cozy 1000+sq.ft. 1957 bungalow in the community of Gold Bar and a block away from Gold Bar Elementary School. Bright and open main floor w/ hardwood flooring, space for a dining room table in the newer kitchen. This home is well balanced with 3 bedrooms + remodelled 4 pce. bathroom (2024 ~ vanity, light, toilet) on the main floor and a rec. room/family room in the basement + a bedroom and 3 pce. bathroom. East facing backyard has a large deck + oversized double garage. Other great property features are a fully functional sauna in the basement, wood beam in the living room, HWT-2019, shingles-2019 & newer electrical

Listing Presented By:



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