

## \$625,000 - 10518 45 Street, Edmonton

MLS® #E4414330

**\$625,000**

3 Bedroom, 2.50 Bathroom, 1,867 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Goldbar Gem! This open concept infill offers 9ft ceilings on all 3 levels, tons of natural light throughout the main level, vinyl plank flooring throughout the main, kitchen w/ massive island, plenty of cabinetry, resin counters & S/S appliances . The large dining area can seat the whole family & their friends. Other great features of the main level are custom drapery & blinds, feature wall in LR w/ gas fireplace (with remote control). Upstairs you'll find 2 generous sized kids bedrooms, 4-pc bathroom, large laundry room plus the Primary Retreat w/ walk-in closet & spa-like ensuite w/ stunning shower & double vanity. The basement offers separate side entry, 3 large windows, rough-in plumbing for kitchen & bathroom plus electrical & drywall have already been run on the perimeter walls. Outside you can enjoy the beautifully landscaped front yard (nominated for Front Yards in Bloom) from your covered veranda. The back yard is fully fenced & boasts a large deck w/ gas hook up, yard space & a double garage.

Built in 2020

### Essential Information

MLS® #	E4414330
Price	\$625,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10518 45 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1B9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## School Information

Elementary	Gold Bar School
Middle	Hardisty
High	McNally

## Additional Information

Date Listed	November 21st, 2024
Days on Market	113
Zoning	Zone 19

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