

## \$598,800 - 10515 46 Street, Edmonton

MLS® #E4442738

**\$598,800**

4 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Rare find on this 1400 sq ft 3+1 bedroom bungalow. This home was custom built by Golden Homes back in the day, it was called the "sugar and spice" model. This home was ahead of its time with a huge massive kitchen/dining area, large master bedroom with a 3-piece ensuite bath and a walk in closet with California Organizers. Located across from a playground, this home features a remodelled kitchen with a newer dishwasher and wall oven, newer windows, shingles 9 years old, sump pump installed 10 years ago, Hot water tank 3 years old, newer 24" x 24" oversized double garage (2021) that's insulated and has 9 foot doors. RV parking, large 10' x 12' gazebo and 10 x 10' matching shed. This home has tons of storage.

Built in 1959

### Essential Information

MLS® #	E4442738
Price	\$598,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10515 46 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1Y2

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Goldbar
Middle	Hardisty

High McNally

### **Additional Information**

Date Listed June 17th, 2025

Days on Market 1

Zoning Zone 19

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