

Courtesy Of Marcel E Tessier and Colin A Tessier Of RE/MAX Elite

## **\$759,000 - 4524 109a Avenue, Edmonton**

MLS® #E4423079

**\$759,000**

5 Bedroom, 2.00 Bathroom, 1,040 sqft  
Single Family on 0.00 Acres

Capilano, Edmonton, AB

Experience refined living in this exquisitely re-built transitional-style 5-bdrm home, blending classic beauty with modern comfort. Beautiful, engineered hardwood floors throughout, crystal light fixtures, and two grand limestone fireplaces create a luxurious ambiance. Completely transformed in 2015 by IL Contractor Services and Blue Stone Construction, this energy-efficient masterpiece with 1,922 square feet of total living space features brand-new electrical, plumbing, HVAC, and closed-cell spray foam insulation. Custom cabinetry, stunning granite countertops, and Riobel fixtures add elegance, while built-in speakers throughout ensure entertainment at every turn. Each bath features matching granite, gorgeous vanities and elegant frameless shower doors and mirrors. Step outside to an exposed aggregate patio and sidewalks, perfectly positioned backing the scenic Goldbar Park with ski trails and River Valley paths just steps away. Only minutes from downtown this home offers the best of nature & city living

Built in 1958

### **Essential Information**

MLS® # E4423079

Price \$759,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4524 109a Avenue
Area	Edmonton
Subdivision	Capilano
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S4

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, See Remarks, Natural Gas Stove Hookup
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 27th, 2025  
Days on Market 36  
Zoning Zone 19

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Listing information last updated on April 4th, 2025 at 9:02pm MDT