

## \$495,000 - 6004 106 Avenue, Edmonton

MLS® #E4434453

**\$495,000**

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Welcome to Capilano! This bright and spacious home has had many upgrades over the last years including flooring, a new kitchen with beautiful quartz counter tops, and new tiles in both bathrooms. The cozy upstairs has three bedrooms with a four-piece bath; the fully finished basement has another bedroom and a three-piece bath. The heated double garage had a new door installed last year. The large yard has some well-established trees and shrubs and is waiting for your added touches! Capilano is close to Edmonton's scenic river valley, Hardisty Swimming Pool, Suzuki Charter School, vibrant parks and much more!

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434453               |
| Price          | \$495,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6004 106 Avenue |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1G5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Heated   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Wood   |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 45            |
| Zoning         | Zone 19       |

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