

## \$484,900 - 4508 109a Avenue, Edmonton

MLS® #E4450181

**\$484,900**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Backing onto the Ravine! This solid home is located in the heart of Capilano and offers 3 bedrooms up, 1 down, and 2 full bathrooms. Features a spacious, functional kitchen with island. The large, fenced yard includes a deck, firepit, greenhouse, and extra shed—ideal for outdoor living, gardening, or storage. Enjoy privacy and scenic views with direct ravine access. Double detached garage offers ample parking and workspace. A great opportunity to personalize a well-built home in a quiet, established neighborhood. Close to shopping, schools, parks, river valley trails, and easy access to Wayne Gretzky Drive.

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450181               |
| Price          | \$484,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,067                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status                      Active

**Community Information**

Address                    4508 109a Avenue  
Area                        Edmonton  
Subdivision                Capilano  
City                         Edmonton  
County                      ALBERTA  
Province                    AB  
Postal Code                T6A 1S4

**Amenities**

Amenities                 Deck, Fire Pit, Greenhouse, See Remarks  
Parking                    Double Garage Detached

**Interior**

Appliances                Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric,  
Vacuum Systems, Washer, Dryer-Two, Refrigerators-Two  
Heating                    Forced Air-1, Natural Gas  
Stories                      2  
Has Basement             Yes  
Basement                  Full, Finished

**Exterior**

Exterior                    Wood, Stucco, Vinyl  
Exterior Features        Back Lane, Fenced, Landscaped, Ravine View  
Roof                        Asphalt Shingles  
Construction             Wood, Stucco, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 29th, 2025  
Days on Market          5  
Zoning                      Zone 19

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