

## \$470,000 - 6004 106 Ave, Edmonton

MLS® #E4448798

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Location, location, location!! Welcome to Capilano! This bright and spacious home has had many upgrades over the last few years including flooring, a new kitchen with beautiful quartz counter tops, and bathroom upgrades. The cozy upstairs with a wood burning fireplace has three bedrooms with a four-piece bath. The fully finished basement has another bedroom, a massive family room, and a three-piece bathroom. 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® #         | E4448798  |
| Price          | \$470,000 |
| 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 Ave |
| Area        | Edmonton     |
| Subdivision | Capilano     |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6A 1G5      |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | 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, Curtains and Blinds |
| 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    | July 19th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 19         |

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