

## \$529,000 - 10752 43 Street, Edmonton

MLS® #E4449454

**\$529,000**

3 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Looking for a home in a prime location? This charming 2+1 bedroom, 2 bath mid-century modern bungalow has been lovingly cared for by the same owner for over 50 years! Nestled in the heart of Gold Bar, this home faces beautiful greenspace and is steps away from scenic walking paths that lead to the stunning River Valley. Bright living spaces are enhanced by large windows that fill the home with natural light, while the stone fireplace and wood accents add a cozy warmth. The main level features a functional layout, and the fully finished basement offers even more potential w/a family room, workshop, second bath, laundry area, and lots of storage. Whether you just move in and enjoy the home while making a few updates or plan to build your dream home on this spacious lot, the options are endless. With a private backyard, single garage, and quiet street, this is the perfect opportunity to make this your forever home. Minutes to schools, parks, shopping, and easy downtown access—this is truly a rare find!

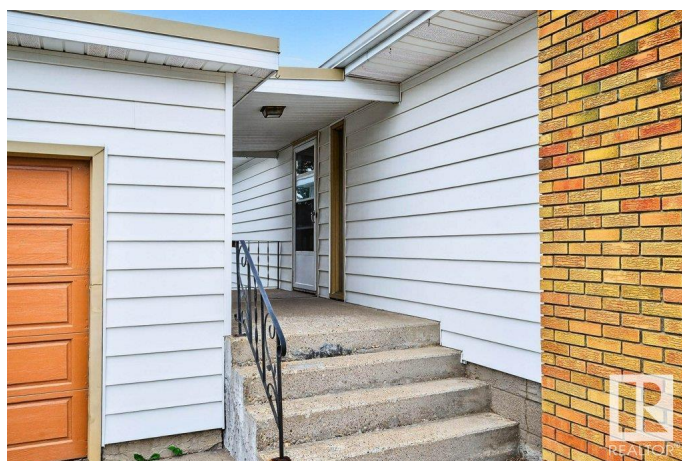
Built in 1958

### Essential Information

MLS® # E4449454

Price \$529,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10752 43 Street |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1V4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Stone Facing                                                                                 |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, View City, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 19         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)  
Listing information last updated on August 21st, 2025 at 5:47am MDT