

## \$480,000 - 6004 106 Avenue, Edmonton

MLS® #E4434453

**\$480,000**

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	\$480,000
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	63
Zoning	Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 6th, 2025 at 7:02am MDT