

## \$414,900 - 12204 43 Street, Edmonton

MLS® #E4441033

**\$414,900**

4 Bedroom, 0.50 Bathroom, 982 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

This wonderful open design bungalow has been beautifully maintained. Features a chef's kitchen with solid surface countertops, lots of storage space, stainless appliances, gas and an electric fireplace, central air cond, heated garage, 3 plus 1 bedrooms, west facing back yard and two spacious decks. This side entry home is set up so well, great possibilities for (potential) separate living arrangement in the basement. There is already framing for a second bath. The yard features mature trees, shrubbery and flowers. I am told that the community is very safe and is close to shopping, ETS, Bray Park, the Goldbar Trail System. What a great property for a family! NOTE: basement bedroom window may not meet current egress standards.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441033  |
| Price          | \$414,900 |
| Bedrooms       | 4         |
| Bathrooms      | 0.50      |
| Half Baths     | 1         |
| Square Footage | 982       |
| Acres          | 0.00      |
| Year Built     | 1963      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12204 43 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2R3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Dryer-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | See Remarks  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Bergman Heights |
| Middle     | Ivor Dent       |

High Eastglen

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 23

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Listing information last updated on June 16th, 2025 at 8:32am MDT