

## \$459,000 - 4707 10 Avenue, Edmonton

MLS® #E4448600

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Hello Spacious and Bright! This 4-level split in the desirable Crawford Plains neighbourhood has over 2000 sq ft of developed living space and loads of updates. Welcomed by a warm foyer, the open living room. dining area is ideal for family living or entertaining. Upstairs boasts 3 generous bedrooms, with Primary Ensuite and Walk-In Closet + 4pc bath The fresh white kitchen brings a modern, welcoming touch. Newer Appliances too! The lower levels extend the living areas with 2 more recreation spaces, a hot tub, 3 pc bath and storage galore. Major updates- Windows, Furnace, Shingles. Bonus is the OVERSIZED heated garage. The highlight of this home? No doubt, the MASSIVE park-like, fully fenced backyardâ€”spectacular privacy with no rear neighbours. Expansive covered deck + Fire Pit. Excellent location within walking distance to schools and close proximity to Mill Woods Town Centre, parks, transit and major routes. Great neighbours in a beautifully established neighbourhood. Welcome HOME!

Built in 1985

### Essential Information

MLS® # E4448600

Price \$459,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4707 10 Avenue  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4S2         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Hot Tub                              |
| Parking   | Double Garage Attached, Heated, Over Sized |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 4                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                16

Zoning                            Zone 29

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