

## \$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 11

Zoning Zone 23

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