

## \$494,900 - 10752 43 Street, Edmonton

MLS® #E4449454

**\$494,900**

3 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

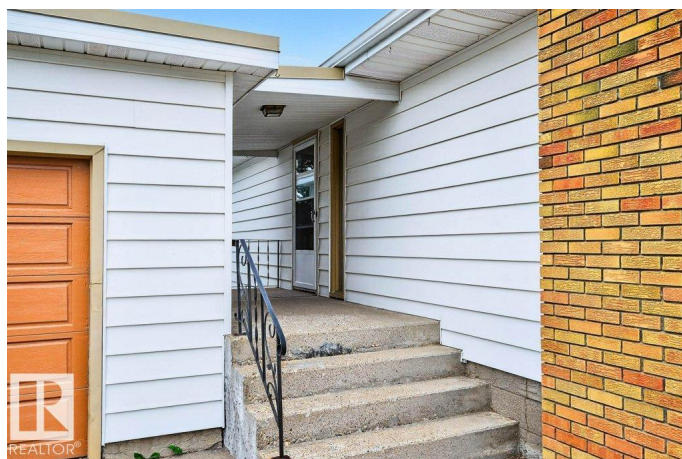
Gold Bar, Edmonton, AB

Looking to embrace a healthier, more active lifestyle? This 2+1 bedroom, 2 bath mid-century bungalow sits just steps from Gold Bar Park, offering endless walking trails, groomed ski paths, and river valley views right outside your door. Across the street, enjoy fresh water from the free-flowing artesian well. Large front windows capture peaceful treetop views while filling the home with natural light. The main level blends warmth and function with a handcrafted stone fireplace and timeless wood accents. A fully finished basement adds a family room, workshop, second bath, laundry, and plenty of storage. On a quiet street with a fenced yard and single garage, this home offers optionsâ€”move in, update, or build your dream home on a rare scenic lot. With direct access to Edmontonâ€™s river valley trail system, this is more than a homeâ€”itâ€™s a lifestyle

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449454  |
| Price          | \$494,900 |
| 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        55  
Zoning                    Zone 19

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