

## \$439,000 - 5727 101a Avenue, Edmonton

MLS® #E4433601

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

Charming 1950's bungalow in a desirable location, perfect for families or investors! This 1055 sq. ft. home is full of character, featuring original archways, hardwood flooring, and a bright, functional layout. The main floor offers three bedrooms and one full bathroom. The spacious, legal one-bedroom basement suite has a private entrance, making it ideal for rental income or extended family living. Located close to public transportation, shopping, parks, and schools, this home is in a prime spot for convenience and lifestyle. A detached double garage with back lane access provides plenty of parking and storage. Whether you're looking to live in and rent out the suite, or add a solid property to your investment portfolio, this home offers flexibility and opportunity. Fulton Place is known for its tree-lined streets, strong community feel, and quick access to downtown and major roadways. Don't miss your chance to own a piece of mid-century charm with income potential!

Built in 1956

### Essential Information

MLS® # E4433601

Price \$439,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5727 101a Avenue |
| Area        | Edmonton         |
| Subdivision | Fulton Place     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6A 0L9          |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Detectors Smoke, No Animal Home |
| Parking   | Double Garage Detached          |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 19

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