

## \$449,000 - 5727 101a Avenue, Edmonton

MLS® #E4433601

**\$449,000**

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 \$449,000

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 5

Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 8:17am MDT