

## \$474,900 - 4631 10 Avenue, Edmonton

MLS® #E4462384

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

CAPTIVATING CRAWFORD! Welcome to this beautifully maintained 4 bed, 2 bath, 4 level split home (approx 1,700 sq ft of living space). CUSTOM BUILT & lovingly cared for by the ORIGINAL OWNER. RENOVATED KITCHEN has white cabinets, quartz counters & tile floors. CARPET FREE house! There have been many updates over the years including: Windows, Furnace ('22), Hot Water Tank ('22) & AIR CONDITIONING ('23). Bonus features: Central Vac, VAULTED CEILINGS, WOOD BURNING, BRICK FIREPLACE & GEMSTONE LIGHTS. Outside, youâ€™ll find a fully fenced, SOUTH FACING YARD with deck, 3 gates & no rear neighbours - BACKS ONTO GREEN SPACE! LARGE LANDSCAPED LOT (586m2) w/ great curb appeal (mulch, river rock, sod, stone pathway, retaining wall, garden area, new front steps & sidewalk). Double, insulated garage completes the home. Walking distance or short drive to many amenities - LRT Stop, Bus, Trails, Parks, Golf, Grey Nuns Hospital, Groceries & Restaurants. Easy access to Airport, Whitemud & Henday. Quiet Neighbourhood.

Built in 1989

### Essential Information

MLS® #

E4462384



|                |                        |
|----------------|------------------------|
| Price          | \$474,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4631 10 Avenue  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4S2         |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                        |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace    | Yes                                                                                                                              |
| Fireplaces   | Brick Facing                                                                                                                     |
| Stories      | 3                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, |

No Back Lane, No Through Road, Park/Reserve, Playground Nearby,  
Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Crawford Plain/Holy Family |
| Middle     | TD Baker/Holy Family       |
| High       | WP Wagner/Holy Trinity     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 29            |

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Listing information last updated on October 26th, 2025 at 12:17am MDT