

## \$550,000 - 3003 105 Street, Edmonton

MLS® #E4443067

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Backing onto peaceful green space, this beautifully cared-for home has been cherished by its owners for 20 years—and they wouldn't be letting it go if not relocating to BC to be closer to loved ones. Thoughtfully upgraded for energy efficiency, they even enclosed the entryway to create a bright solarium that helps retain heat. The home features a private side entrance to a fully finished, modern basement—perfect for extended family or added flexibility. With newly installed solar panels and heat pump, utilities are minimal year-round. The brand-new heat pump provides warmth down to  $-15^{\circ}\text{C}$  before the furnace engages, cutting down gas costs significantly. \$180K in upgrades include: Electrical panels, furnace, HWT, Roof, Living room floor, foyer/solarium, kitchen & appliances, Basement reno & fence, newer garage door, newer windows, and fresh paint. Upper floor has just been upgraded in recent days. Ideally located near Century Park LRT, South common and Southgate mall, easy access to Downtown and the airport.

Built in 1976

### Essential Information

MLS® # E4443067

Price \$550,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,882
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3003 105 Street
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2Z7

### Amenities

Amenities	Air Conditioner, Fire Pit, Hot Water Natural Gas, No Animal Home, Patio, Vinyl Windows, Walk-up Basement, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Heat Pump, Combination, Solar
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 16

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