

Courtesy Of Simreen Dasurkar Of Venus Realty

# \$349,000 - 974 Knottwood Road, Edmonton

MLS® #E4411585

**\$349,000**

4 Bedroom, 2.00 Bathroom, 875 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

This beautiful property features 3 spacious bedrooms and 1 bathroom on the main level, perfect for comfortable family living. The bright and airy living room invites you in, seamlessly connecting to the dining area and private kitchen. The fully finished basement with a separate entrance adds incredible value, offering an additional bedroom and bathroom, ideal for guests, an office, or a cozy retreat. Enjoy the convenience of a separate living area, perfect for entertaining or relaxing. Step outside to your private backyard oasis, perfect for gatherings or quiet evenings under the stars. Conveniently located near schools, parks, and shopping, this home offers the perfect blend of comfort and convenience. Don't miss out on this perfect investment opportunity!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4411585  |
| Price          | \$349,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 875       |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | Bungalow      |
| Status   | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 974 Knottwood Road |
| Area        | Edmonton           |
| Subdivision | Menisa             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 3H7            |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | No Garage       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 163                |
| Zoning         | Zone 29            |

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Listing information last updated on April 5th, 2025 at 9:17am MDT