

## \$429,000 - 287 Knottwood Rd, Edmonton

MLS® #E4435421

**\$429,000**

4 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

**STOP THE CAR!** Located in a quiet friendly neighbourhood, close to shopping, transit and schools is this charming 1253ft<sup>2</sup> **BUNGALOW!** The best part is, it's home to the original owner, well cared for, has a new concrete sidewalk, large peaceful backyard, extra parking pad for vehicles or an RV and a heated double garage with tons of storage! The main floor has the original hardwood flooring throughout the common areas that has been refinished, freshly painted upper level, vinyl windows, large bright remodelled kitchen and plenty of storage. Beat the heat with central air this summer and take advantage of a turn key home with tons of future potential. Only 6 minutes from Costco or the Grey Nuns Hospital, 9 minutes to South Edmonton Common and minutes from Anthony Henday. This home in a mature neighbourhood brings convenience and space all while avoiding high density living.

Built in 1975

### Essential Information

MLS® #	E4435421
Price	\$429,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	287 Knottwood Rd
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2G5

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 29

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