

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

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 April 5th, 2025 at 1:47am MDT