

## \$400,000 - 904 Knottwood, Edmonton

MLS® #E4428242

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Gorgeous 2 level split. Honey Cherry Laminate on main floor. Enjoy the winters in the inviting living room with park view and wood-burning fireplace. Sunny dining area is expandable for special occasions. Eat-in style kitchen overlooks backyard featuring a 24'x24' double insulated garage. Fenced yard has an RV gate, firepit. Huge family room in basement has office/computer area. Finished laundry room has 2 piece bath and cabinets. Lots of storage in the crawl space under the main level and could double as play area for the little ones. Energy savings are substantial with Durabuilt triple glaze windows throughout the home. Sit on your front deck or back patio around the firepit and enjoy the good life!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428242  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,103     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey Split         |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 904 Knottwood |
| Area        | Edmonton      |
| Subdivision | Menisa        |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6K 3C3       |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Detectors Smoke, R.V. Storage |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached              |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes   |
| Fireplaces   | Corner                                      |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished                 |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 144              |

## Zoning

## Zone 29

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Listing information last updated on August 21st, 2025 at 9:17am MDT