

## **\$489,900 - 836 Knottwood Road, Edmonton**

MLS® #E4448796

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Nestled in the quiet, family-friendly neighbourhood of Menisa, this beautiful bungalow exudes pride of ownership! Lovingly maintained & tastefully updated, this home offers true move-in-ready convenience. The main floor living room & attached dining area are bright & open, flowing seamlessly into the completely updated kitchen. With tons of custom cabinetry, built-in appliances, & space for a breakfast table, this kitchen is as functional as it is stylish. Step out onto the deck and enjoy the large west & south-facing yardâ€”perfect for relaxing or entertaining! Down the hall, the primary bedroom features a two-piece ensuite & a large closet. Two additional bedrooms & a main 4-piece bathroom complete the main floor. The fully finished basement includes a spacious rec room, ample storage, extra bath & a den for a home office or guest space. Don't miss the HUGE oversized detached garage on the alley. Perfectly located w/ easy access to Highway 2, the Anthony Henday, and South Edmonton Common shopping centre.

Built in 1977

### **Essential Information**

MLS® # E4448796

Price \$489,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	836 Knottwood Road
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2V2

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	8
Zoning	Zone 29

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