

## \$489,999 - 363 Knottwood Road, Edmonton

MLS® #E4445730

**\$489,999**

6 Bedroom, 2.00 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Perfect Investment Opportunity for Extended Families or Rental Income This spacious and versatile home is a fantastic find for investors or families looking for extra space and future potential. Upstairs, you will find three generously sized bedrooms, a full bathroom, and updated kitchen, perfect for everyday living and entertaining. The lower level features a newly finished area complete with three additional rooms, a second kitchen, and a full bathroom. With its own separate entrance, this space offers incredible flexibility and is ideal for extended family, guests, or other creative uses. Whether you are looking to grow your rental portfolio or find a home that can accommodate multiple generations, this property offers both opportunity and value. With a little personal touch, there is plenty of potential to build equity over time.

Built in 1976

### Essential Information

MLS® #	E4445730
Price	\$489,999
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	363 Knottwood Road
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2G4

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas
Parking	No Garage

### **Interior**

Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
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 July 6th, 2025 at 4:32am MDT