

## \$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	146

Zoning

Zone 29

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