

## \$389,750 - 904 Knottwood, Edmonton

MLS® #E4456460

**\$389,750**

3 Bedroom, 1.50 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Welcome to this rare 3 level split located in the heart of the Southeast community of Menisa. Park in the Oversized Double Car garage and make your way inside. The main level has a huge living room, dining room and spacious kitchen. Upstairs you will find the Primary Bedroom, a 4 piece bathroom and 2 more bedrooms. In the basement you will find a 2-piece bathroom, laundry room, utility room, a giant rec room, and close to 500 square feet of crawl space. Close to Schools, parks, transit, shopping, golfing and so much more!

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456460               |
| Price          | \$389,750              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level 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                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Partial, Finished                           |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 37                  |
| Zoning         | Zone 29             |

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Listing information last updated on October 12th, 2025 at 3:17am MDT