

## \$449,900 - 1456 Knottwood Road, Edmonton

MLS® #E4458886

**\$449,900**

5 Bedroom, 2.50 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Ekota, Edmonton, AB

Excellent location within Ekota! Pie shaped lot in quiet cul-de-sac, walking distance to great schools and shopping. Large 2022 sq/ft 4 level split features 4 bedrooms above grade (one on main floor), and one bedroom in basement. 3 baths including a full primary bedroom ensuite. Great curb appeal with brick exterior and new garage door and newer shingles. Main floor boasts a bright living room with bay window, and a family room with gorgeous wood brick fireplace and access to pie shaped yard with included gazebo. Large eat in kitchen has lots of space for family gatherings and has a large bay window with built-in bench. Main floor bedroom is perfect for extended family or large office. Upstairs features 3 bedrooms including primary bedroom 3 piece ensuite and walk in closet. Has A/C for those warm summers, a double attached garage for cold winters and the convenience of main floor laundry. Fully finished basement has a big rec room, 5th bedroom, and tons of storage. Great family home!

Built in 1975

### Essential Information

MLS® # E4458886

Price \$449,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,022                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1456 Knottwood Road |
| Area        | Edmonton            |
| Subdivision | Ekota               |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 2J9             |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, No Smoking Home, Storage-In-Suite |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                                    |
| Stories           | 4                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, |

Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 29              |

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Listing information last updated on September 25th, 2025 at 7:47am MDT