

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$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 yard—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 |
|----------|-------------|

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 16              |
| Zoning         | Zone 29         |

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Listing information last updated on August 4th, 2025 at 4:17am MDT