

Courtesy Of Travis Albers Of Northfield Commercial

## \$449,000 - N/A, Edmonton

MLS® #E4455559

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

MOTIVATED SELLER!! FAST POSSESSION AVAILABLE!! Amazing location in a mature neighborhood with good neighbors. LEGAL BASEMENT SUITE with separate entrance / laundry, 2 OF ALL APPLIANCES. NEW PAINT & CARPET THROUGHOUT! BRAND NEW STAINLESS APPLIANCES! Two story duplex, total of 4 bedrooms, 3.5 bathrooms, 1,991 square feet of finished living space, Double detached garage. Open concept main floor, natural gas fireplace, plenty of natural light, pot lighting, california knockdown ceilings, rounded corners, roller shade window coverings. Upstairs laundry, massive master bedroom, 3 piece ensuite, walk in closet. Pride of ownership, clean house! High walk score, 5 min NAIT, Grant MacEwan, Schools, Shopping, down town Edmonton. Easy Access to major highways. Excellent cash flow investment property, perfect for young family or young professional! Add another bedroom in basement or build sweat equity and refinish kitchen cabinets offering best of both worlds, turn key and ability to force appreciation!

Built in 2007

### Essential Information

MLS® # E4455559

Price \$449,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,421         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Eastwood |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5B 3G6  |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached, Front Drive Access                                                                          |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Fan-Ceiling, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                             |
| Stories           | 3                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 05             |

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Listing information last updated on October 22nd, 2025 at 8:32pm MDT