

# \$489,900 - N/A, Edmonton

MLS® #E4442289

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,105 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Situated on a 47â€™ x 130â€™ corner lot in the desirable neighbourhood of Allendale, this charming 1.5 storey home blends character, location, and serious potential. Zoned RF3, itâ€™s a prime candidate for redevelopment into a duplex, garden suite, or even a triplex, offering excellent upside for investors, builders, or future-focused buyers. The home features 3 +1 bedrooms, 2 full baths, a separate side entrance, and over 1,100 sq ft above gradeâ€”ideal for rental or multi-generational living. Recent upgrades include a new hot water tank and new shingles on both the home and oversized double garage (2024). Outside, enjoy a beautifully maintained yard with mature trees, garden beds, and plenty of space to relax or entertain. Just minutes from the University of Alberta, Whyte Ave, top-rated schools, and major transit routes, this property delivers on location, lifestyle, and long-term value.

Built in 1949

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442289  |
| Price      | \$489,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,105                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Allendale |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6H 1X7   |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Patio, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached              |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

Days on Market 3

Zoning Zone 15

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