

## \$399,000 - N/A, Edmonton

MLS® #E4428220

**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to this spacious raised bungalow, offering over 1,560 sq. ft. of living space on main plus 700 sq. ft basement with a versatile layout. Built in 1987, this home features 3 bedrooms on the main floor and a 2-bedroom fully finished basement with a separate entrance. The oversized double attached garage provides ample parking and storage. The bright and airy living room flows seamlessly into the open-concept kitchen, which boasts plenty of cupboards, a large island, and a generous dining area—perfect for family gatherings. The primary bedroom includes an ensuite bathroom, complemented by two additional well-sized bedrooms. The basement offers its own full bathroom, second kitchen, living room, and two bedrooms, providing excellent rental potential or accommodation for extended family. Recent updates include new shingles in 2021, along with a washer and dryer installed the same year. Centrally located, this home provides easy access to downtown, Yellowhead Trail, shops, and public transit.

Built in 1987

### Essential Information

MLS® # E4428220

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,563                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Z2             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

## Additional Information

Date Listed March 30th, 2025  
Days on Market 30  
Zoning Zone 05



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Listing information last updated on April 29th, 2025 at 5:47am MDT