

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	58
Zoning	Zone 05

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Listing information last updated on October 29th, 2025 at 6:02pm MDT