

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

MLS® #E4463956

**\$449,000**

5 Bedroom, 3.50 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

This spacious 3+4 bedroom bungalow offers an incredible home for a growing family or multi-generational living. Over the years, many upgrades have been completed, including electrical, plumbing, heating, insulation, newer flooring, shingles, furnace, hot water tank, bathrooms & more. The bright, open kitchen flows nicely into a huge living room & a good-sized dining area. Main floor has 3 comfortable bedrooms, a 3 pc bathroom, and a two-piece ensuite with conveniently located laundry in the master suite. The fully finished lower level includes two kitchens, two bedrooms, a den, a family room, a bonus room, & 2 bathrooms – perfect for extended family or in-law living. Outside, you’ll find an oversized double garage plus a concrete pad for extra parking or RV storage. The large lot sits on a crescent surrounded by mature trees. Close to the University of Alberta, Whyte Avenue, schools, public transit, & an approximate five-minute drive to the up-and-coming Rollie Miles Rec Center!

Built in 1956

### Essential Information

MLS® # E4463956

Price \$449,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,283                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Allendale |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6H 2M2   |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Parking-Extra, Sunroom, Natural Gas Stove Hookup |
| Parking   | Double Garage Detached, Over Sized                                                    |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                 |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 15            |

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Listing information last updated on October 30th, 2025 at 10:48am MDT