

# \$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 2

Zoning Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 9:47am MDT