

\$999,499 - 20415 Quadrant Avenue, Edmonton

MLS® #E4426306

\$999,499

2 Bedroom, 1.00 Bathroom, 1,741 sqft
Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

Unlock Limitless Potential with This Exceptional Property! Discover a unique opportunity with this remarkable property, featuring not one, but TWO lots, each spanning a generous 3396 sq mtrs. Key Features: Dual Lots: Each lot offers 3396 sq meters, providing the flexibility to build two custom homes or utilize the space for other ventures. Expansive Shop: The massive 4000 sq ft, heated, 200 amp w/ 3 overhead doors. Shop is perfect for a home-based business or could be transformed into your dream workspace. This versatile area is designed to accommodate a wide range of uses. High-Quality Construction: The main house boasts commercial-grade construction with insulated concrete block & 12" walls, ensuring durability & energy efficiency. Flexible Living Space: Currently set up as a 1-bedroom home, it can easily be converted into a 2-bedroom layout, catering to your specific needs. Whether you envision a thriving business or your ideal custom homes, this is a canvas ready for your creativity.

Built in 1975

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426306 |
| Price | \$999,499 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,741 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 20415 Quadrant Avenue |
| Area | Edmonton |
| Subdivision | Riverview Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 2N8 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, No Smoking Home, Security Door |
| Parking | Over Sized, Quad or More Attached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | ICFs (Insulated Concrete Forms), Stucco |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting |
| Roof | Asphalt Shingles |
| Construction | ICFs (Insulated Concrete Forms), Stucco |

Foundation See Remarks

Additional Information

Date Listed March 18th, 2025
Days on Market 157
Zoning Zone 57

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Listing information last updated on August 22nd, 2025 at 12:17pm MDT