

\$489,900 - N/A, Edmonton

MLS® #E4442289

\$489,900

4 Bedroom, 2.00 Bathroom, 1,105 sqft
Single Family on 0.00 Acres

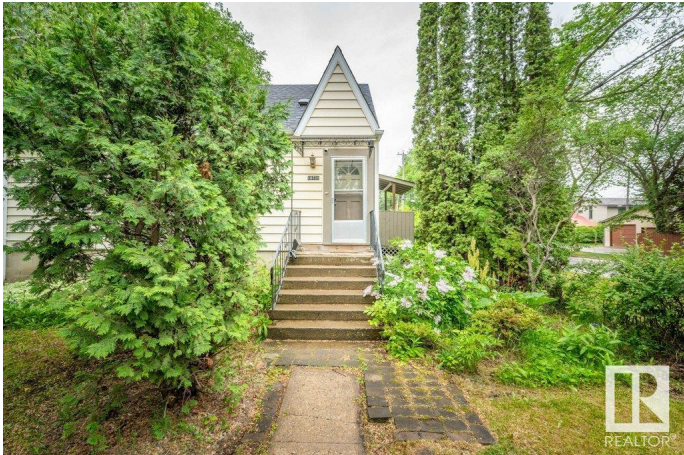
Allendale, Edmonton, AB

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
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Days on Market 2

Zoning Zone 15

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Listing information last updated on June 15th, 2025 at 3:17pm MDT