

\$489,900 - N/A, Edmonton

MLS® #E4442289

\$489,900

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

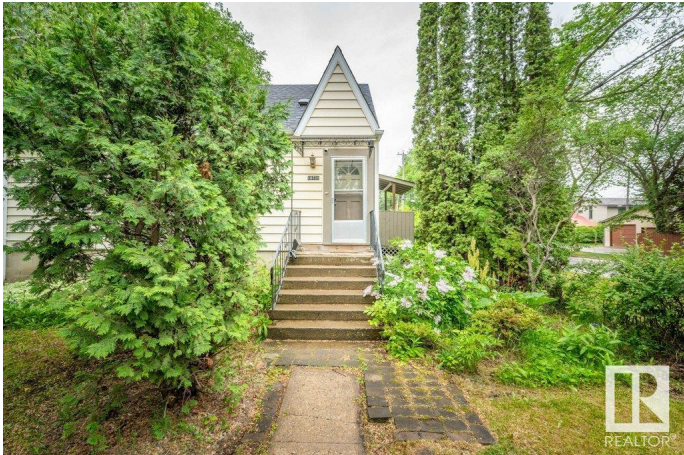
Allendale, Edmonton, AB

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 3

Zoning Zone 15

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Listing information last updated on June 16th, 2025 at 12:47am MDT