

## \$225,000 - 1537 Knottwood, Edmonton

MLS® #E4431757

**\$225,000**

3 Bedroom, 1.50 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Ekota, Edmonton, AB

Discover this fantastic CORNER unit townhome in the sought-after community of Ekota! Featuring 3 bedrooms, 1.5 bathrooms, and a fully developed basement, this home offers incredible value with LOW condo fees of just \$250. The main floor boasts an upgraded kitchen, a spacious living room, and both front and back entrances for added convenience. Upstairs, you'll find vinyl flooring, a beautifully renovated bathroom, a large primary bedroom, and two additional bedrooms. The basement adds even more space with a versatile rec room, a full bathroom, laundry, and tons of storage space. With TWO parking stalls and a prime location—just steps to Ekota Playground and School, and a short 5-minute drive to Costco and Mill Woods Town Centre—this home is perfect for first time buyers!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431757  |
| Price          | \$225,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 990       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1537 Knottwood |
| Area        | Edmonton       |
| Subdivision | Ekota          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2B8        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Parking-Plug-Ins, Storage-In-Suite |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls                                      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl                                     |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 29          |

Condo Fee                \$250

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Listing information last updated on April 30th, 2025 at 6:47pm MDT