# \$479,000 - N/A, Edmonton

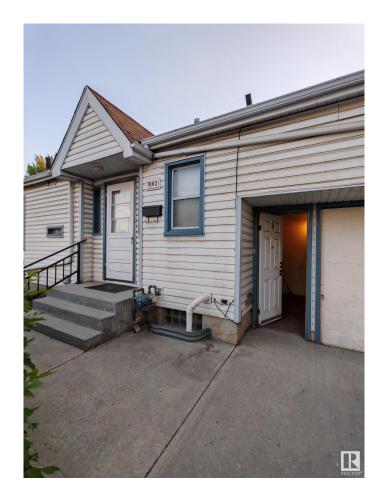
MLS® #E4441978

### \$479,000

4 Bedroom, 2.00 Bathroom, 926 sqft Single Family on 0.00 Acres

McKernan, Edmonton, AB

UNIVERSITY McKERNEN MULTI-USE PROPERTY, UPGRADED BUNGALOW WITH FINISHED BASEMENT, UPGRADED HIGH EFFICIENCY FURNACEx2, EFFICIENT HOT WATER TANK, WEEPING TILE WITH SUMP AND BACK FLOW VALVE, EXTRA STYROFOAM INSULATION UNDER SIDING. CAPPED WOOD CASEMENT WINDOWS, EXTRA DEVELOPEMENT POTENTIAL CORNER LOT. HIGH VISIBILITY ,EXCELLENT INVESTMENT PROPERTY. SEPARATE ENTRANCE TO BASEMENT. SINGLE ATTACHED GARAGE AND EXTRA DETACHED GARAGE.



Built in 1948

### **Essential Information**

| MLS® #         | E4441978               |
|----------------|------------------------|
| Price          | \$479,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |

### Status

#### Active

N/A

## **Community Information**

| Address     |
|-------------|
| Area        |
| Subdivision |
| City        |
| County      |
| Province    |
| Postal Code |

# Edmonton McKernan Edmonton ALBERTA AB T6G 1C2

## Amenities

Amenities Parking See Remarks Single Garage Attached, Sing

### Interior

| Appliances   | Dryer, Hood Fan, Refrigerate |
|--------------|------------------------------|
| Heating      | Forced Air-2, See Remarks,   |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |
|              |                              |

# Exterior

| Exterior          | Wood, Vinyl                     |
|-------------------|---------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fen      |
|                   | Pool, Public Transportation, \$ |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

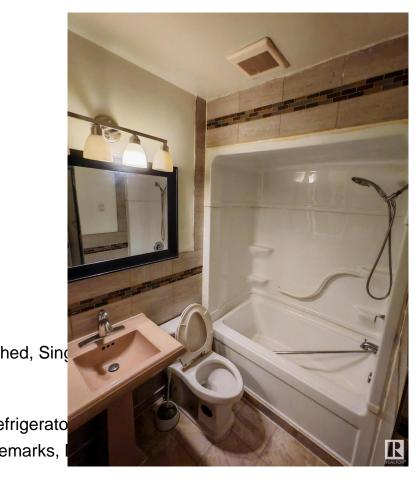
# **Additional Information**

| Date Listed    | June 11th, 2025 |
|----------------|-----------------|
| Days on Market | 5               |
| Zoning         | Zone 15         |

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Listing information last updated on June 16th, 2025 at 1:47pm MDT





n Real Estate Association (CREA) and identify real