

## \$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                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |

Status Active

Community Information

Address N/A  
Area Edmonton  
Subdivision McKernan  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6G 1C2

Amenities

Amenities See Remarks  
Parking Single Garage Attached, Single

Interior

Appliances Dryer, Hood Fan, Refrigerator  
Heating Forced Air-2, See Remarks, 1  
Stories 2  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Corner Lot, Fenced, Pool, Public Transportation, Street  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed June 11th, 2025  
Days on Market 53  
Zoning Zone 15



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Listing information last updated on August 3rd, 2025 at 11:47am MDT