

# \$224,000 - 1535 Knottwood Road, Edmonton

MLS® #E4423801

**\$224,000**

3 Bedroom, 2.00 Bathroom, 976 sqft  
Condo / Townhouse on 0.00 Acres

Ekota, Edmonton, AB

3 Bedrooms and 2 full washrooms PLUS basement with very LOW CONDO FEE of only 250\$. Developed on ALL three levels, main floor has UPGRADED Kitchen, spacious living room and added convenience of back & front entrance. Upstairs you have a renovated bathroom, large main bedroom and two other bedrooms. In the basement there's another living/rec room, full washroom and laundry. This unit comes with TWO PARKING STALLS. A minute walk to Ekota playground/school. 5-minute drive to Costco and Millwood town Centre. Recent upgrades to Ekota Village condominium include NEW shingles, doors and windows. This unit in particular has many upgrades: IN KITCHEN - COUNTER TOPS, SINK, FLOORING, FAUCETS, STOVE (all in 2024). NEW TOILET SEATS, WASHROOM SINK (2022). Washer, dryer and EXTRA fridge (2021). NEW DECK and NEW SHED (2024). Priced for a quick sale, don't miss this opportunity. Seller is flexible with possession date.

Built in 1975

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423801  |
| Price    | \$224,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 976               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1535 Knottwood Road |
| Area        | Edmonton            |
| Subdivision | Ekota               |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 2B8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking   | 2 Outdoor Stalls   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ekota & St. Clement       |
| Middle     | St. Clement Jr High       |
| High       | J. Percy Page High School |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 29         |
| Condo Fee      | \$250           |

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Listing information last updated on April 7th, 2025 at 2:47pm MDT