

# \$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	45
Zoning	Zone 29
Condo Fee	\$250

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