# \$449,888 - N/A, Edmonton

MLS® #E4462676

## \$449,888

5 Bedroom, 3.00 Bathroom, 1,204 sqft Single Family on 0.00 Acres

Boyle Street, Edmonton, AB

Wonderful opportunity in the heart of Downtown. Fully finished bi-level features functional layout. Main floor has inviting foyer, large living room, oak kitchen and dining area with sliding patio doors to the yard. Primary bedroom with an ensuite, 2 additional bedrooms and common bathroom complete the main level. Basement features 9ft ceilings, 2nd family room, a 2nd kitchen, and a separate entrance with 2 bedrooms and a full bathroom. Yard offers covered patio and a double garage. Close to all amenities. Steps to the river valley.



### **Essential Information**

MLS® # E4462676 Price \$449,888

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,204

Acres 0.00

Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active





# **Community Information**

Address N/A

Area Edmonton
Subdivision Boyle Street
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4L7

#### **Amenities**

Amenities Walk-up Basement

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer,

Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View

Downtown, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### Additional Information

Date Listed October 16th, 2025

Days on Market 3

Zoning Zone 13

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