

# \$445,000 - 512 Knottwood, Edmonton

MLS® #E4443999

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,042 sqft  
Single Family on 0.00 Acres

Satoo, Edmonton, AB

LEGAL SUITE! Investor alert!—this upgraded 1,041 sq ft bungalow in a quiet Satoo cul-de-sac offers rare positive cash flow potential. With 4 bedrooms (3 up, 1 down) and 2 full baths, it's ideal for family or dual suite income. The main floor features a spacious living room with updated wood-burning fireplace, refreshed kitchen with new counters and hardware, large primary bedroom, and updated bathroom. The self-contained legal basement suite has rear entry, its own laundry, modern kitchen, electric heaters, durable finishes, and a large flexible living area with cold storage. Outside: single detached garage, shed, and a huge fenced yard with deck and gazebo—perfect for tenants or entertaining. Recent upgrades: vinyl plank flooring, paint (2024), and 60-gal hot water tank (2025). Turnkey and income-ready.

Built in 1975

## Essential Information

MLS® #	E4443999
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	512 Knottwood
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1W8

### Amenities

Amenities	Deck, Gazebo, See Remarks
Parking Spaces	5
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Garage Control, Stacked Washer/Dryer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
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Days on Market 6

Zoning Zone 29

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