

## \$299,000 - 145 Knottwood Road, Edmonton

MLS® #E4449459

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Condo / Townhouse on 0.00 Acres

Satoo, Edmonton, AB

Large 1610sqft home with DOUBLE ATTACHED GARAGE for sale in Desirable KNOTTWOOD VILLAGE!! Situated in a Beautiful 45+ ADULT COMMUNITY, backing onto a greenbelt and walking trail, this home features 2+1 beds, 2 Full Baths, beautiful kitchen with plenty of cabinet space and tile backsplash, huge living room with vaulted ceiling & tile surround gas fireplace, upper floor with LOFT, bedroom & full bath, spacious dining room & SUNROOM(15ftx9ft) with sliding windows & door to the small back garden. The basement includes an office/den, potential bedroom, rec room, and plenty of space in the utility room for extra storage along with a NEWER FURNACE & HWT (2021). The amenities building is second to none with a SWIMMING POOL, HOT TUB, library & games room, large open party room & kitchen. The complex also includes plenty of visitor parking throughout and is situated within walking distance to all major amenities. Definite must see!!

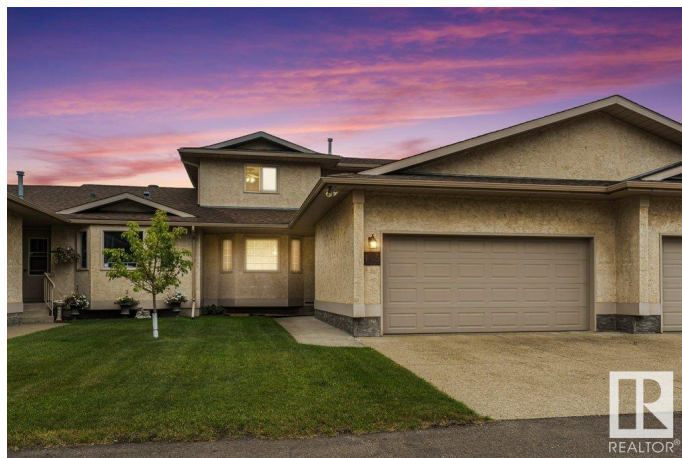
Built in 1988

### Essential Information

MLS® # E4449459

Price \$299,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,611             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 145 Knottwood Road |
| Area        | Edmonton           |
| Subdivision | Satoo              |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6K 4B8            |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Club House, Hot Tub, Parking-Visitor, Party Room, Pool-Indoor, Sunroom |
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Attached                                                 |
| Has Pool       | Yes                                                                    |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Fireplace    | Yes                                                           |
| Fireplaces   | Mantel, Tile Surround                                         |
| Stories      | 3                                                             |
| Has Basement | Yes                                                           |
| Basement     | Full, Finished                                                |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Public Swimming Pool, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 29         |
| Condo Fee      | \$567           |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT