

# \$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 |
|-------------|-----------------|

Days on Market 51

Zoning Zone 29

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