# \$449,900 - 11215 Groat Road, Edmonton

MLS® #E4435854

#### \$449.900

7 Bedroom, 2.00 Bathroom, 1,197 sqft Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

LEGAL LOWER LEVEL SUITE. INVESTOR ALERT. Located across Westmount Shopping Centre with service road in front. This 1200 sq ft, 3 bedroom bungalow is also ideal for the home owner that wants to get a great mortgage helper by renting the 3 brm suite in the basement that offers large windows, (RENT SHOULD COVER HALF OF THE MORTGAGE PAYMENTS). The home is currently used as an office. It offers hardwood flooring, coved ceiling and upgraded kitchen cabinets. It offers newer windows, furnace, HWT, shingles all upgraded done in 2015. Large private back yard with concrete patio and a double garage. One block from bus terminal, ideal for the University or Nait students and of course easy access to City Centre

Built in 1954

## **Essential Information**

MLS® # E4435854 Price \$449,900

Bedrooms 7

Bathrooms 2.00

Full Baths 2

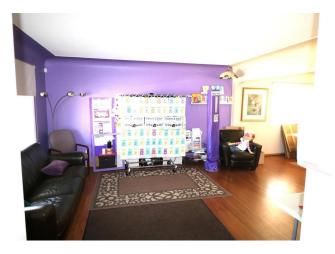
Square Footage 1,197

Acres 0.00

Year Built 1954







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 11215 Groat Road

Area Edmonton

Subdivision Inglewood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 3K2

#### **Amenities**

Amenities Detectors Smoke, Natural Gas Stove Hookup

Parking Double Garage Detached

#### Interior

Appliances Dryer, Garage Opener, Refrigerator, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, Paved Lane, Public Transportation, Schools,

Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Inglewood, Westglen

Middle Westmount

High Ross Sheppard

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 40

Zoning Zone 07

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