

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

MLS® #E4462676

**\$449,888**

5 Bedroom, 3.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

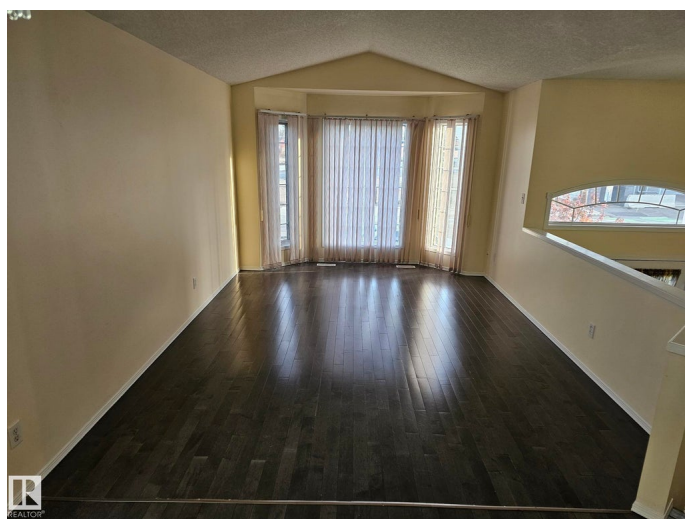
Boyle Street, Edmonton, AB

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.

Built in 1994

### 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 | 12                 |
| Zoning         | Zone 13            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

