

Courtesy Of Christy I Van Dyke Of Local Real Estate

\$999,499 - 20415 Quadrant Avenue, Edmonton

MLS® #E4426306

\$999,499

2 Bedroom, 1.00 Bathroom, 1,741 sqft
Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

Unlock Limitless Potential with This Exceptional Property! Discover a unique opportunity with this remarkable property, featuring not one, but TWO lots, each spanning a generous 3396 sq mtrs. Key Features: Dual Lots: Each lot offers 3396 sq meters, providing the flexibility to build two custom homes or utilize the space for other ventures. Expansive Shop: The massive 4000 sq ft, heated, 200 amp w/ 3 overhead doors. Shop is perfect for a home-based business or could be transformed into your dream workspace. This versatile area is designed to accommodate a wide range of uses. High-Quality Construction: The main house boasts commercial-grade construction with insulated concrete block & 12" walls, ensuring durability & energy efficiency. Flexible Living Space: Currently set up as a 1-bedroom home, it can easily be converted into a 2-bedroom layout, catering to your specific needs. Whether you envision a thriving business or your ideal custom homes, this is a canvas ready for your creativity.

Built in 1975

Essential Information

MLS® #	E4426306
Price	\$999,499



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,741
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	20415 Quadrant Avenue
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2N8

Amenities

Amenities	Off Street Parking, No Smoking Home, Security Door
Parking	Over Sized, Quad or More Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	ICFs (Insulated Concrete Forms), Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting
Roof	Asphalt Shingles
Construction	ICFs (Insulated Concrete Forms), Stucco

Foundation See Remarks

Additional Information

Date Listed March 18th, 2025

Days on Market 31

Zoning Zone 57

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Listing information last updated on April 18th, 2025 at 7:17am MDT