

## \$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 38

Zoning Zone 07

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