

## \$818,800 - 14620 Park Drive, Edmonton

MLS® #E4442243

**\$818,800**

4 Bedroom, 2.00 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

LOCATION, LOCATION, LOCATION. Quiet 56' X 120' Park Drive location backing to RAVINE and facing onto a treed park. Lots of renovations and new homes going up on this street so this is the perfect opportunity to secure your dream lot. Excellent access to downtown, trails, the River Valley, shopping and dining spots. Choose your own builder or contract yourself. Charming 1373 sf 3 bedroom bungalow features a unique renovated 4 pc ensuite with pass through door to another 2 pc for the main living area. Art deco glass blocks, hardwood flooring and updated tiling. Cozy gas fireplace on the main level. European style kitchen with island. Air conditioned. Updated windows, doors and mechanical. Basement is framed and has another 2 pc. Don't miss this opportunity!

Built in 1956

### Essential Information

MLS® #	E4442243
Price	\$818,800
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,373
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14620 Park Drive
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5V4

### Amenities

Amenities	On Street Parking, Air Conditioner, Skylight
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	StPaul/Parkview
Middle	StRose/Parkview

High FrancisXavier/RossShepard

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 10

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