

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

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®)

Listing information last updated on April 18th, 2025 at 11:17am MDT