

## \$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 41

Zoning Zone 07

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Listing information last updated on June 19th, 2025 at 3:17pm MDT