

\$449,888 - N/A, Edmonton

MLS® #E4462676

\$449,888

5 Bedroom, 3.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Boyle Street, Edmonton, AB

Wonderful opportunity in the heart of Downtown. Fully finished bi-level features functional layout. Main floor has inviting foyer, large living room, oak kitchen and dining area with sliding patio doors to the yard. Primary bedroom with an ensuite, 2 additional bedrooms and common bathroom complete the main level. Basement features 9ft ceilings, 2nd family room, a 2nd kitchen, and a separate entrance with 2 bedrooms and a full bathroom. Yard offers covered patio and a double garage. Close to all amenities. Steps to the river valley.

Built in 1994

Essential Information

MLS® #	E4462676
Price	\$449,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,204
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



Community Information

Address	N/A
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L7

Amenities

Amenities	Walk-up Basement
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	Zone 13

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