

## \$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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