

# \$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                44  
Zoning                              Zone 57

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Listing information last updated on May 1st, 2025 at 1:32am MDT