

## \$399,000 - 294 Woodvale Rd W, Edmonton

MLS® #E4437743

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Charming and versatile bungalow ideally located near GREY NUNS HOSPITAL, MILL WOODS TOWN CENTRE, and major bus routes. The main floor features a BRIGHT LIVING ROOM WITH BAY WINDOW, a dedicated dining space, and a KITCHEN with clean looking CABINETS and a plenty of STORAGE. You'll also find THREE BEDROOMS and an UPDATED FULL BATH, plus durable LAMINATE FLOORING throughout—great for pets and easy upkeep. The SEPARATE ENTRANCE leads to a finished basement with a SECOND KITCHEN, spacious living area, LARGE BEDROOM, full bathroom, and shared laundry perfect for extended family. Modern paint tones and UPGRADED WINDOWS on the main floor give the home a fresh, move-in-ready feel. Enjoy outdoor space with a HUGE FENCED YARD, OVERSIZED DOUBLE GARAGE, GARDEN PATCH and a LARGE CONCRETE PARKING PAD. The generous backyard provides space for kids, pets, and garden plans. Sitting on a LARGE SOUTHWEST-FACING LOT, this home blends comfort, flexibility, and opportunity.

Built in 1979

### Essential Information

MLS® #

E4437743



Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	294 Woodvale Rd W
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P6

### Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	9
Zoning	Zone 29

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