

## \$399,900 - 1831 51 Street, Edmonton

MLS® #E4431433

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Investor Opportunity! Unlock the potential of this renovation project, ideal for a rental income property or a profitable flip – all situated on an expansive lot in Millwoods. The main floor features 3 bedrooms and 1.5 bathrooms, with the primary ensuite offering potential to convert the half bath into a full. The fully finished basement has a separate entrance and includes 2 additional bedrooms, a second kitchen, a full bathroom, and generous living space – perfect for a legal suite or multi-generational living. Enjoy the added value of an oversized 876 sq ft garage with 220V wiring, plus a spacious 1,380 sq ft basement. Surrounded by mature trees providing natural privacy, this home is steps away from top amenities including schools, parks, shopping, hospital, police station, Anthony Henday, and the airport. A hidden gem waiting for the right vision!

Built in 1988

### Essential Information

MLS® #	E4431433
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,412
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1831 51 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1X4

### Amenities

Amenities	On Street Parking, Gazebo, Parking-Extra, R.V. Storage
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Meyokumin School  
Middle                              kisÅªwÅ«tisiwin School  
High                                 J. Percy Page School

**Additional Information**

Date Listed                      April 17th, 2025  
Days on Market                4  
Zoning                              Zone 29

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