# \$525,000 - 448 Edgemont Drive, Edmonton

MLS® #E4427973

# \$525,000

3 Bedroom, 2.50 Bathroom, 1,653 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 1,653 sqft home in Edgemont, filled with natural light and modern functionality. The main floor features a cozy den and a walk-through pantry connecting to a beautiful kitchen, open to the dining & living room. A Upstairs, you'll discover a generous primary suite with a huge walk-in closet, double sinks in the ensuite. 2 additional bedrooms, a bonus room and laundry area for added convenience. The double garage includes a 220-volt plug for electric car charging, and a side entrance offers potential for a future basement suite, providing flexibility for additional living space or rental income. Located just blocks from a new K-9 public school set to open in September 2026, this home is perfect for families seeking a vibrant community with excellent educational opportunities. Don't miss the chance to make this beautiful property your own!

Built in 2023

## **Essential Information**

MLS® # E4427973 Price \$525,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,653 Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 448 Edgemont Drive

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1S1

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal

Home, No Smoking Home, Secured Parking, Vinyl Windows, HRV

System

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved

Lane, Picnic Area, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 28th, 2025

Days on Market 24

Zoning Zone 57

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