

## \$649,000 - 171 Edgemont Road, Edmonton

MLS® #E4428446

### \$649,000

4 Bedroom, 2.50 Bathroom, 2,228 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

WELCOME TO THE OPEN-TO-BELOW DESIGN IN EDMONTON – a home built with your family's needs in mind! This charming and spacious open to below floor plan offers over 2228 sqft of living space, perfect for family time, work, and relaxation. The open-concept main floor features a large kitchen, a cozy living room, a bright breakfast nook, and a convenient main floor bedroom. Upstairs, you'll find a fantastic bonus room that's perfect for movie nights or playtime, along with a full family bathroom, three generously sized bedrooms & upper floor laundry. The primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite! This home is located on a corner lot, with a SIDE ENTRANCE to basement and a oversized double attached side garage, giving you plenty of space and privacy. Plus, the thoughtful layout makes it easy for your family to gather or find a quiet spot to unwind. Come see what makes the Gabrielle design perfect for your family in the wonderful community of Edgemont!

Built in 2021

### Essential Information

MLS® #	E4428446
Price	\$649,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,228
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	171 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, 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, Vinyl
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Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	Zone 57

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Listing information last updated on April 4th, 2025 at 6:47am MDT