

## **\$648,800 - 189 Edgemont Road, Edmonton**

MLS® #E4429953

**\$648,800**

3 Bedroom, 2.50 Bathroom, 2,219 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

MOVE-IN READY!!! WELCOME to this immaculately kept fully AIR-CONDITIONED 2-car attached garage house on a PREMIUM NORTH-FACING LOT with a fully fenced low maintenance LARGE BACKYARD backing onto POND. It comes with 3 BEDROOMS, main floor OFFICE & 2.5 WASHROOMS. The MAIN FLOOR is flooded with lots of natural light and features 9' ceiling, large windows, open-to-below living room, fire place, 1/2 wash, kitchen with large island & walk-thru pantry, living and office. The UPPER FLOOR features MASTER BEDROOM with ensuite and walk-in closet, 2 more BEDROOMS, BONUS ROOM and laundry. The undeveloped BASEMENT WITH SIDE ENTRANCE and above grade windows comes with rough-ins for future development. QUARTZ counter tops throughout, INDUCTION range, raised deck with views of POND, soft close cabinets/drawers, wood railing w/metal spindle, carpet/laminate flooring, custom blinds, air conditioning, furnace with HRV, Kinetico drinking water system and 4K 6-camera system adds to the luxury.

Built in 2022

### **Essential Information**

MLS® #	E4429953
Price	\$648,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,219
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	189 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N4

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Electric, No Smoking Home, See Remarks, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Callingwood Elementary
Middle	Good Shepard Catholic
High	St. Oscar Romero Catholic

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	20
Zoning	Zone 57

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