# \$579,900 - 368 Edgemont Road, Edmonton

MLS® #E4448622

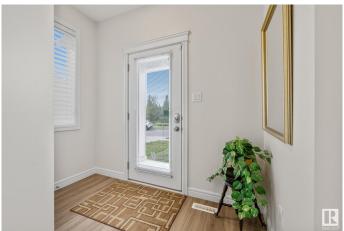
## \$579,900

3 Bedroom, 2.50 Bathroom, 1,864 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Across from the Scenic Ravine on a Quiet No-through street is this upgraded 3-bedroom 2.5-bath two-storey in Edgemont offers comfort, style and privacy. The main floor features 9 ft ceilings, a front flex room or home office, a bright living area with vaulted ceiling and a chef's kitchen with quartz counters, dark cabinetry, center island and pantry. Upstairs enjoy a large bonus room, 2 bedroom, a full bath, plus a spacious primary suite with walk-in closet and ensuite. The basement includes rough-ins and is ready for future development. The east-facing backyard is fully fenced and PROFESSIONALLY, LOW-MAINENTANCE LANDSCAPING and VINYL DECK w/ metal railing, stone pavers, mulch, a brick patio and a gas line for your BBQ. The double attached garage is insulated and roughed-in for a future heater. Extras include HRV, radon mitigation, hot water on demand, sump pump and iron spindle railings. Built by Pacesetter, steps to trails, parks, schools and amenities a perfect family home in a quiet location.







Built in 2021

# **Essential Information**

MLS® # E4448622 Price \$579,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,864

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 368 Edgemont Road

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0Y4

#### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Patio,

Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup

Parking Spaces 2

Parking Double Garage Attached, Front Drive Access, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Oven

Built-In-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Ravine

View, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Winterburn School (Designa

Middle Michael Phair School
High Jasper Place School

## **Additional Information**

Date Listed July 18th, 2025

Days on Market 7

Zoning Zone 57

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Listing information last updated on July 25th, 2025 at 7:47pm MDT