

## \$499,900 - 1324 Falconer Road, Edmonton

MLS® #E4461810

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Great opportunity for investors, or get into Riverbend for under \$500,000! Located in sought-after Falconer Heights, this versatile property offers endless potential. Move in and enjoy as-is, or take advantage of its solid structure and ideal layout to update, add value, and build equity. Featuring 3 bedrooms, 3.5 baths, and a finished basement, itâ€™s a perfect fit for families, investors, or flippers alike. The main floor offers a bright and functional layout with a spacious living room and dining area, perfect for entertaining or family gatherings. Enjoy all that Riverbend offers â€“ top-rated schools, beautiful parks, walking trails, cafÃ©s, and convenient shopping â€“ all within steps from your front door. Quick access to public transportation, the Terwillegar Rec Centre, Whitemud Drive, and Anthony Henday make this location unbeatable. Backing Riverbend Road, this home combines convenience, comfort, and value in one of Edmontonâ€™s most desirable southwest neighbourhoods.

Built in 1999

### Essential Information

MLS® # E4461810

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,541                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1324 Falconer Road |
| Area        | Edmonton           |
| Subdivision | Falconer Heights   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2V5            |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                            |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Brick Facing, Mantel                                                                             |
| Stories           | 3                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Fenced, Flat Site, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Earl Buxton Elementary     |
| Middle     | Riverbend Junior High      |
| High       | Strathcona and Lillian Osb |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 14            |

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Listing information last updated on October 20th, 2025 at 12:17am MDT