

\$648,800 - 189 Edgemont Road, Edmonton

MLS® #E4429953

\$648,800

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

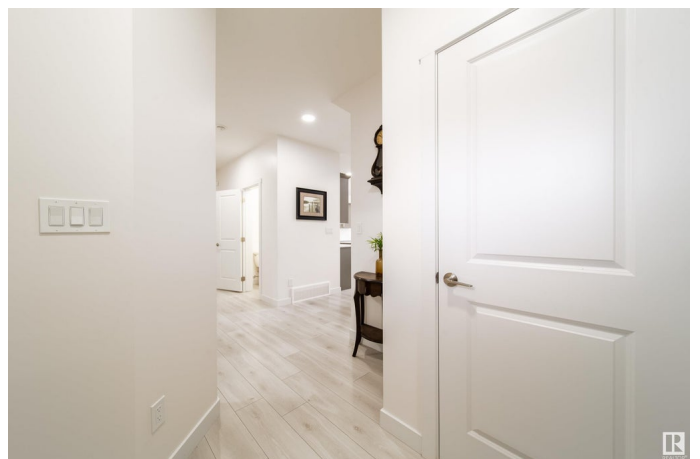
Edgemont (Edmonton), Edmonton, AB

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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 57 |

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Listing information last updated on May 2nd, 2025 at 7:17am MDT