

## \$394,900 - 49 230 Edgemont Road, Edmonton

MLS® #E4441719

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,790 sqft

Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Looking for the perfect first family home or investment property? Well you found it! This stunning, end unit, 3 bedroom, 2.5 bath, double attached garage, FULLY FURNISHED townhome is sure to blow you away.

Immaculately maintained, stunning finishes, a hop & a skip from a playground, this home checks all the boxes. The main floor features a den that can double as a home office, and a HEATED double garage that'll keep you warm in the deepest of cold snaps. Heading up you're greeted by a wide open entertaining space, seamlessly flowing from a gourmet kitchen into a cozy breakfast nook and living room centered around a stunning electric fireplace for the perfect ambience. On the third floor you'll find a primary suite that will feel like your own spa retreat, as well as 2 additional generously sized bedrooms and another full bath. Don't let this home be the one that got away! An absolute MUST SEE!!!

Built in 2019

### Essential Information

MLS® #	E4441719
Price	\$394,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,790
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	49 230 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y8

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 57
Condo Fee	\$265

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