$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	18
Zoning	Zone 57