

Courtesy Of Stacy McIntyre Of Liv Real Estate

## \$525,000 - 448 Edgemont Drive, Edmonton

MLS® #E4427973

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,653 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 1,653 sqft home in Edgemont, filled with natural light and modern functionality. The main floor features a cozy den and a walk-through pantry connecting to a beautiful kitchen, open to the dining & living room. Upstairs, you'll discover a generous primary suite with a huge walk-in closet, double sinks in the ensuite, 2 additional bedrooms, a bonus room and laundry area for added convenience. The double garage includes a 220-volt plug for electric car charging, and a side entrance offers potential for a future basement suite, providing flexibility for additional living space or rental income. Located just blocks from a new K-9 public school set to open in September 2026, this home is perfect for families seeking a vibrant community with excellent educational opportunities. Don't miss the chance to make this beautiful property your own!

Built in 2023

### Essential Information

MLS® #	E4427973
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,653
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	448 Edgemont Drive
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Vinyl Windows, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 19  
Zoning Zone 57

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