

\$539,000 - 5213 Edgemont Boulevard, Edmonton

MLS® #E4430273

\$539,000

3 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Your Dream Family Home Awaits in Sought-After Edgemont! Ideally located for today's active family, discover unparalleled convenience in this contemporary Edgemont home. Top-rated schools, diverse shopping options, expansive parks, and major commuter routes are all just moments away! Step inside to a sun-drenched, open-concept main floor designed for modern living and effortless entertaining. The spacious living room flows seamlessly into a sleek, contemporary kitchen and welcoming dining area. A convenient half bath completes this level. Enjoy the added luxury of a built-in water softener & reverse osmosis system for pure, refreshing water! Upstairs, retreat to three generously sized bedrooms and two full bathrooms. Thoughtfully placed upper laundry simplifies routines. The unfinished basement offers endless possibilities – envision a future rec room, home gym, or guest suite! Outside, the backyard provides ample space for children's play and summer relaxation, complemented by a double detached garage.

Built in 2020

Essential Information

MLS® # E4430273

Price \$539,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,709 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 5213 Edgemont Boulevard |
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1J9 |

Amenities

| | |
|-----------|-----------------------------|
| Amenities | Detectors Smoke, HRV System |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Conditioner, Water Softener, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped |
| Roof | Asphalt Shingles |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 57 |

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Listing information last updated on April 20th, 2025 at 1:47am MDT