

## \$509,800 - 456 Edgemont Drive, Edmonton

MLS® #E4427688

**\$509,800**

3 Bedroom, 2.50 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Better Than New! This stunning home blends modern elegance with thoughtful design. The bright, open concept main floor features large windows, a spacious living room with sleek electric fireplace, flowing into the dining area â€” perfect for entertaining. The airy white kitchen boasts quartz countertops, a chic tile backsplash, built-in pantry, & generous island with bar seating. A stylish powder room & mudroom complete this level. Upstairs, the primary suite offers serene Wedgewood Ravine views, a spa-like ensuite with dual sinks & walk-in shower, plus walk-in closet. Two additional bedrooms, a 4 pc bath, & laundry round out the upper floor. Outside, the beautifully landscaped fenced yard is a private oasis with dual slate patios, artificial grass, & a low-maintenance landscaping ideal for entertaining or relaxing. Additional features include a double detached garage, & custom blinds. Close to parks, schools, walking trails, shopping, & more. Minutes to the Henday & Whitemud. New K-9 school opening 2027!

Built in 2023

### Essential Information

MLS® # E4427688

Price \$509,800

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	456 Edgemont Drive
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Patio, Vinyl Windows
Parking Spaces	2
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, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Park/Reserve, Paved

Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Good Shep/Michael Kostek
Middle	HE Beriault/Holy Cross
High	Oscar Romero/JP/FX

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	25
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 9:31am MDT