

Courtesy Of Greg Steele Of RE/MAX Excellence

## \$525,000 - 456 Edgemont Drive, Edmonton

MLS® #E4427688

**\$525,000**

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	\$525,000
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 8  
Zoning Zone 57

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Listing information last updated on April 4th, 2025 at 12:47pm MDT