

# \$619,000 - 171 Edgemont Road, Edmonton

MLS® #E4428446

**\$619,000**

4 Bedroom, 2.50 Bathroom, 2,228 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

WELCOME TO THE OPEN-TO-BELOW DESIGN IN EDMONTON – a home built with your family's needs in mind! This charming and spacious open to below floor plan offers over 2228 sqft of living space, perfect for family time, work, and relaxation. The open-concept main floor features a large kitchen, a cozy living room, a bright breakfast nook, and a convenient main floor bedroom. Upstairs, you'll find a fantastic bonus room that's perfect for movie nights or playtime, along with a full family bathroom, three generously sized bedrooms & upper floor laundry. The primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite! This home is located on a corner lot, with a SIDE ENTRANCE to basement and a oversized double attached side garage, giving you plenty of space and privacy. Plus, the thoughtful layout makes it easy for your family to gather or find a quiet spot to unwind. Come see what makes the Gabrielle design perfect for your family in the wonderful community of Edgemont!



Built in 2021

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428446  |
| Price  | \$619,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,228                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 171 Edgemont Road   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1J3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, 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, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 57         |

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Listing information last updated on June 16th, 2025 at 5:32pm MDT