

## \$499,900 - 456 Edgemont Drive, Edmonton

MLS® #E4432188

**\$499,900**

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® # E4432188

Price \$499,900

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    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 57          |

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Listing information last updated on May 2nd, 2025 at 5:47pm MDT