

## \$878,800 - 312 Ferris Way, Edmonton

MLS® #E4434902

**\$878,800**

4 Bedroom, 3.50 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Gorgeous renovated WALKOUT bungalow w/over 4000 sf ttl luxury living space. Nestled on a quiet mature street, this beautiful home is ready to move in. Soaring ceilings & massive windows allows the sun light to fill the generous sized rms. Open concept plan for entertaining. The great rm has a feature 2 sided FP. Huge flex rm can be a music rm, 2nd bedrm or den. Gorgeous Chef's kitchen w/island, granite, Subzero fridge, wall oven, nook w/wine bar & FP. Formal DR steps onto a spacious sunny deck overlooking a private treed 8869 sf treed yard. 15x18' primary bedrm features a W/I closet & 5 pc Art Deco inspired ensuite. Repainted in 2024 in light modern tones. Much of the main level is adorned in espresso hardwood, new light fixtures & updated powder rm. Lower level has a summer kitchen/bar, FP, massive FR PLUS 3 bedrms (or use as an exercise area), 2 full bathrms, separate side entry & in floor heating. Triple 23x23 garage- new garage OH drs, repainted & epoxy flrs 2024. Steps to transit, park & shopping

Built in 1990

### Essential Information

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Price \$878,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,112
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	312 Ferris Way
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2E4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking	Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Dishwasher-Two
Heating	In Floor Heat System, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Preserved Wood, See Remarks

### School Information

Elementary	EarlBuxton/StMary
Middle	Riverbend/JosephMacneil
High	LillianOsborne/MMM

### Additional Information

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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