

## \$747,500 - 5094 Edgemont Boulevard, Edmonton

MLS® #E4438896

### \$747,500

5 Bedroom, 3.50 Bathroom, 2,409 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

CUSTOM BUILT HOME WITH 2 BED LEGAL SUITE ACROSS FROM A POND! Step inside to a spacious entryway and elegant iron spindle staircase. Off the foyer: a stylish 2 pc bath with quartz counters, a large mudroom, access to your double attached garage, and a walkthrough pantry. The chef-inspired kitchen boasts black stainless appliances, gas range, floor-to-ceiling two-tone cabinets, and a large quartz island. The living room features a cozy stone fireplace wall—perfect for long winter nights. A main floor den adds flexible space for a home office or playroom. Upstairs offers a bright bonus room, upstairs laundry, two bedrooms, a 4 pc bath, and a stunning primary retreat with a luxurious 5 pc ensuite. The LEGAL BASEMENT SUITE has its own entrance and laundry, with two generous bedrooms, a full kitchen with quartz counters and stainless steel appliances, a 4 pc bath - A perfect mortgage helper! Quick access to all amenities, parks, paths and green space!

Built in 2021

### Essential Information

MLS® #	E4438896
Price	\$747,500
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,409
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5094 Edgemont Boulevard
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2N6

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 57

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