

## \$1,300,000 - N/A, Edmonton

MLS® #E4458282

**\$1,300,000**

4 Bedroom, 3.00 Bathroom, 3,526 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Location is unbeatable! Over 6000 sqft of living space in this unique 2 story walkout in the respected & admired community of Bearspaw. This spectacular home as a total of 5 fireplaces, 4 being double sided, in the dining & living areas on the main floor & lower level. The main floor has a bedroom/den at the front entrance, 1.2 bath, large laundry room with a sink & cabinets. 2 Access points to the basement, Access to the triple insulated garage, kitchen with a dinette area, family room with a gas fireplace & access that overlooks the pool/jacuzzi level. The upper level has 3 very large bedrooms & a 4 pc bath. The primary suite has 2 closets, 5 pc ensuite, access door that leads down to the pool & double patio doors that lead to the patio which is the full length of the house. There is also a den with access to the patio as well. The walkout lower level has a bar, dining & living area, lots of storage & access to the pool area. The backyard is incredible, lots of space. This property is a real gem.

Built in 1980

### Essential Information

MLS® #	E4458282
Price	\$1,300,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,526
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5B6

### Amenities

Amenities	Deck, Pool-Indoor, Walkout Basement
Parking	Insulated, Triple Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Steel, Brick, Wood
Exterior Features	Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Steel, Brick, Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 18th, 2025

Zoning                              Zone 16

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