

## \$579,900 - 368 Edgemont Road, Edmonton

MLS® #E4448622

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,864 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Across from the Scenic Ravine on a Quiet No-through street is this upgraded 3-bedroom 2.5-bath two-storey in Edgemont offers comfort, style and privacy. The main floor features 9 ft ceilings, a front flex room or home office, a bright living area with vaulted ceiling and a chef's kitchen with quartz counters, dark cabinetry, center island and pantry. Upstairs enjoy a large bonus room, 2 bedroom, a full bath, plus a spacious primary suite with walk-in closet and ensuite. The basement includes rough-ins and is ready for future development. The east-facing backyard is fully fenced and PROFESSIONALLY, LOW-MAINTENANCE LANDSCAPING and VINYL DECK w/ metal railing, stone pavers, mulch, a brick patio and a gas line for your BBQ. The double attached garage is insulated and roughed-in for a future heater. Extras include HRV, radon mitigation, hot water on demand, sump pump and iron spindle railings. Built by Pacesetter, steps to trails, parks, schools and amenities a perfect family home in a quiet location.

Built in 2021

### Essential Information

MLS® # E4448622

Price \$579,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	368 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Patio, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School (Designa
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	13
Zoning	Zone 57

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Listing information last updated on July 31st, 2025 at 8:17am MDT