

## \$697,000 - 1095 Falconer Road, Edmonton

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MLS® #E4454579

**\$697,000**

4 Bedroom, 3.50 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to 1095 Falconer Road\*\*former show home\*\*in prestigious Falconer Heights. Situated on a corner lot and walking distance to Riverbend Park and shops, this beautifully maintained two-storey\*about 2,600 sq ft above grade plus 1,400 sq ft finished basement\*\*Almost 4,000 sq ft total living space. The main floor features soaring ceilings, formal living and dining rooms, a remodeled kitchen with massive island,two pantries, breakfast nook opening to a large deck, family room, den, laundry, and half bath. Upstairs, the bright primary bedroom has a large walk-in closet and renovated ensuite with double sinks and walk-in shower, plus two bedrooms and an updated bath.\*Recently renovated basement\*includes new paint, vinyl plank flooring,a large rec room with bar, fourth bedroom, and 3-piece bath. Additional features: A/C, two newer furnaces,\*double oversized garage\*.Just a 13-mins walk to the library, 16 mins walk to rec centre,\*\*close to top-ranked schools.The home offers luxury and convenience for family.

Built in 1990

### Essential Information

MLS® # E4454579

Price \$697,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,594                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1095 Falconer Road |
| Area        | Edmonton           |
| Subdivision | Falconer Heights   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2C9            |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached, Over Sized                                     |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| Fireplaces        | Glass Door                                                                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes                                                                                          |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Earl Buxton School     |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 14           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 28th, 2025 at 3:17pm MDT