

# \$525,000 - 448 Edgemont Drive, Edmonton

MLS® #E4427973

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,653 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 1,653 sqft home in Edgemont, filled with natural light and modern functionality. The main floor features a cozy den and a walk-through pantry connecting to a beautiful kitchen, open to the dining & living room. Upstairs, you'll discover a generous primary suite with a huge walk-in closet, double sinks in the ensuite, 2 additional bedrooms, a bonus room and laundry area for added convenience. The double garage includes a 220-volt plug for electric car charging, and a side entrance offers potential for a future basement suite, providing flexibility for additional living space or rental income. Located just blocks from a new K-9 public school set to open in September 2026, this home is perfect for families seeking a vibrant community with excellent educational opportunities. Don't miss the chance to make this beautiful property your own!

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427973  |
| Price      | \$525,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 448 Edgemont Drive  |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1S1             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 15  
Zoning Zone 57

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Listing information last updated on April 12th, 2025 at 12:47am MDT