# \$459,900 - 7264 Edgemont Way, Edmonton

MLS® #E4437250

#### \$459,900

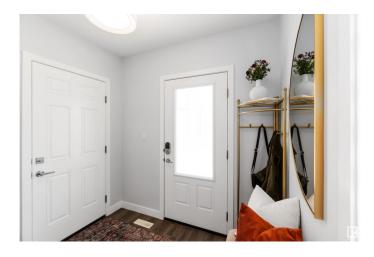
3 Bedroom, 2.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This stylish & functional half duplex offers over 1600sqft of thoughtfully designed living space, 3 beds, 2.5 baths & a front-attached single garage. Situated on a corner lot in the highly sought-after Edmonton community of Edgemont, this home is surrounded by scenic ravines, ponds & picturesque walking trailsâ€"perfect for family living. Designed with elegance & comfort in mind, this unique 4-level split showcases luxurious spindle railings, curated interior finishes & substantial lighting upgrades that enhance every room. The main level features durable LVP flooring & a contemporary kitchen complete with quartz counters, chimney-style hood fan, built-in microwave shelf & SS appliances. Additional highlights include A/C, modern electric fireplace, SMART home technology throughout & an abundance of natural light. The private primary suite occupies its own level for added tranquility, while a spacious bonus room crowns the uppermost floorâ€"ideal for relaxing or entertaining. All this home needs is YOU!







Built in 2020

## **Essential Information**

MLS® # E4437250 Price \$459,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,776

Acres 0.00

Year Built 2020

Type Single Family

Sub-Type Half Duplex

Style 4 Level Split

Status Active

# **Community Information**

Address 7264 Edgemont Way

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0W2

#### **Amenities**

Amenities On Street Parking, Deck, Detectors Smoke, No Smoking Home,

Smart/Program. Thermostat, Television Connection

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Corner Lot, Fenced, Flat Site, Landscaped, No Back

Lane, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Winterburn School

Middle Michael Phair School

High Jasper Place School

## **Additional Information**

Date Listed May 18th, 2025

Days on Market 16

Zoning Zone 57

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Listing information last updated on June 3rd, 2025 at 3:02am MDT