

## \$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 | 43              |
| Zoning         | Zone 57         |

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Listing information last updated on August 29th, 2025 at 11:17pm MDT