

## \$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	11
Zoning	Zone 57

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Listing information last updated on May 29th, 2025 at 1:02am MDT