

## \$950,000 - 463 Edgemont Road, Edmonton

MLS® #E4445266

**\$950,000**

2 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Live the ravine life in this stunning custom walkout bungalow, nestled on a quiet cul-de-sac in Edgemont. Backing onto a scenic trail and protected ravine, this home sits on an oversized pie lot designed for privacy and tranquility. Inside, enjoy 9ft ceilings, warm engineered hardwood, and a chef's kitchen with walk-in pantry for your coffee station and beverage fridge. The open-concept design flows to a patio with sweeping ravine views. The primary suite is pure retreat with a spa-inspired ensuite, that includes an extended vanity with makeup station, 6ft stand alone soaker tub featuring a stunning crystal chandelier, and tiled walk in shower. The custom closet also includes integrated laundry for function & ease. The walkout basement is made for entertaining featuring a wet bar, wine room, gym, guest room, and luxe bath with shower and heated floors. Also equipped with SMART systems, high efficiency ratings, triple-pane windows, EV-ready heated garage, and two matching sheds complete the package.

Built in 2020

### Essential Information

MLS® # E4445266

Price \$950,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,512                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 463 Edgemont Road   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Y7             |

### Amenities

|                |                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, No Smoking Home, Patio, Smart/Program. Thermostat, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                    |
| Parking        | 220 Volt Wiring, Double Garage Attached, Heated, Over Sized, EV Charging Station                                                                                                                     |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dryer, Refrigerator, Storage Shed, Washer, Wine/Beverage Cooler, Dishwasher-Two, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Tile Surround                                                                                    |
| Stories           | 2                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

**Exterior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl, Hardie Board Siding                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                 |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Michael A Kostek Elementar |
| Middle     | Nellie Carlson School      |
| High       | Jasper Place               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 61             |
| Zoning         | Zone 57        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 2:02am MDT