

## \$425,000 - 307 Edgemont Road, Edmonton

MLS® #E4428728

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,378 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

NO CONDO FEE-Stunning Corner Townhome in the Most Desirable Neighborhood of Edgemont! Welcome to this well maintained townhome in beautiful west side community of Edgemont! This modern and stylish home is perfect for families, professionals, or investors looking for a prime location with breathtaking pond views. Step inside a bright and spacious open-concept layout, featuring a larger kitchen with granite countertops and gas range, sleek cabinetry, and ample storage—perfect for cooking and entertaining. The main floor is designed for comfort, with a generous living and spacious dining area. Upstairs, you’ll find three spacious bedrooms and a luxurious primary suite with a walk-in closet and a private ensuite. The convenience of upper-level laundry makes everyday living even easier! Outside, enjoy the benefits of a detached double-car garage, providing plenty of parking and storage. Quick access to Anthony Henday, a short walk to a new K-9 public school set to open soon. Some pictures are virtually staged.

Built in 2016

### Essential Information

MLS® # E4428728

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	307 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V5

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn school
Middle	Bessie Nichols

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
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 April 4th, 2025 at 6:02pm MDT