

## \$509,977 - 5213 Edgemont Boulevard, Edmonton

MLS® #E4438351

**\$509,977**

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Check out this awesome 1711 sq ft family-friendly home in the super popular Edgemont community! With upgrades of WATER SOFTNER and RO system. When you step through the front door, you'll find a big living room with a fireplace and a chef's kitchen featuring white cabinets and cool wood details. Upstairs, there's the main bedroom with huge windows and a beautiful four-piece ensuite. You'll also find two more bedrooms, a four-piece bathroom, and a laundry room on this floor. The backyard has a Double Detached Garage and tons of space for outdoor fun! Plus, it's right across from a lovely green space and just a quick walk to Wedgewood Creek Ravine. Edgemont has loads of parks, paths, bike trails, and golf courses for all kinds of activities. Schools, shopping, and easy access to Anthony Henday are also nearby. Come check out this amazing home for yourself!

Built in 2020

### Essential Information

MLS® #	E4438351
Price	\$509,977
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5213 Edgemont Boulevard
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J9

### Amenities

Amenities	No Animal Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 24th, 2025

Days on Market 23

Zoning Zone 57

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