

Courtesy Of Joshy Madassery Of Kairali Realty Inc.

## **\$539,000 - 5213 Edgemont Boulevard, Edmonton**

MLS® #E4430273

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Your Dream Family Home Awaits in Sought-After Edgemont! Ideally located for today's active family, discover unparalleled convenience in this contemporary Edgemont home. Top-rated schools, diverse shopping options, expansive parks, and major commuter routes are all just moments away! Step inside to a sun-drenched, open-concept main floor designed for modern living and effortless entertaining. The spacious living room flows seamlessly into a sleek, contemporary kitchen and welcoming dining area. A convenient half bath completes this level. Enjoy the added luxury of a built-in water softener & reverse osmosis system for pure, refreshing water! Upstairs, retreat to three generously sized bedrooms and two full bathrooms. Thoughtfully placed upper laundry simplifies routines. The unfinished basement offers endless possibilities – envision a future rec room, home gym, or guest suite! Outside, the backyard provides ample space for children's play and summer relaxation, complemented by a double detached garage.

Built in 2020

### **Essential Information**

MLS® # E4430273

Price \$539,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,709                  |
| 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 | Detectors Smoke, HRV System |
| Parking   | Double Garage Detached      |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 57          |

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Listing information last updated on April 19th, 2025 at 12:47pm MDT