

## \$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 24

Zoning Zone 57

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Listing information last updated on June 17th, 2025 at 9:17am MDT