

Courtesy Of Deepak Arora Of Liv Real Estate

\$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 | 9 |
| Zoning | Zone 57 |

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Listing information last updated on April 11th, 2025 at 10:02pm MDT