

## \$950,000 - 463 Edgemont Road, Edmonton

MLS® #E4445266

**\$950,000**

2 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Live the ravine life in this stunning custom walkout bungalow, nestled on a quiet cul-de-sac in Edgemont. Backing onto a scenic trail and protected ravine, this home sits on an oversized pie lot designed for privacy and tranquility. Inside, enjoy 9ft ceilings, warm engineered hardwood, and a chef's kitchen with walk-in pantry for your coffee station and beverage fridge. The open-concept design flows to a patio with sweeping ravine views. The primary suite is pure retreat with a spa-inspired ensuite, that includes an extended vanity with makeup station, 6ft stand alone soaker tub featuring a stunning crystal chandelier, and tiled walk in shower. The custom closet also includes integrated laundry for function & ease. The walkout basement is made for entertaining featuring a wet bar, wine room, gym, guest room, and luxe bath with shower and heated floors. Also equipped with SMART systems, high efficiency ratings, triple-pane windows, EV-ready heated garage, and two matching sheds complete the package.

Built in 2020

### Essential Information

MLS® # E4445266

Price \$950,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	463 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y7

### Amenities

Amenities	Bar, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, No Smoking Home, Patio, Smart/Program. Thermostat, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated, Over Sized, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Storage Shed, Washer, Wine/Beverage Cooler, Dishwasher-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Ravine View, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Michael A Kostek Elementar
Middle	Nellie Carlson School
High	Jasper Place

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	Zone 57

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