Courtesy Of Leanne Cunningham Of Liv Real Estate

$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 chefâ€™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 entertainingâ€”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	53
Zoning	Zone 57

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