

\$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	11
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 5:02am MDT