

## \$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	8
Zoning	Zone 57

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Listing information last updated on April 19th, 2025 at 9:47am MDT