

\$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

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 28 |
| Zoning | Zone 57 |

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Listing information last updated on July 29th, 2025 at 11:02pm MDT