

# \$604,900 - N/A, Edmonton

MLS® #E4456744

## \$604,900

5 Bedroom, 3.50 Bathroom, 1,777 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Welcome to this Beautifully crafted 1776 sq ft 2 Storey home featuring solid construction and modern design. The main floor offers luxury vinyl plank flooring, a bright open layout, and a stunning kitchen with an island and abundant storage. A den/office adds flexibility for remote work or study. Upstairs you will find 3 spacious bedrooms including a lovely main suite with a large walk-in closet and a spa-like ensuite boasting a separate tub and a walk-in shower. Convenient upper level laundry adds to everyday ease. Enjoy outdoor living on the back deck and secure parking in the double garage, landscaped yard and fenced yard. It's all ready! The icing on the cake? A fully legal 2 bedroom basement suite- perfect for rental income or extended family. A home built with Excellence and designed for comfortable living!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456744  |
| Price          | \$604,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,777     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | N/A                  |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 1R9              |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                           |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-2, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Insert                                  |
| Stories           | 3                                       |
| Has Suite         | Yes                                     |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

Date Listed               September 8th, 2025  
Days on Market        5  
Zoning                    Zone 21

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