# \$449,900 - 275 Ebbers Boulevard, Edmonton

MLS® #E4435979

### \$449,900

3 Bedroom, 2.50 Bathroom, 1,359 sqft Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to this move-in ready gem in the heart of Ebbers â€" a vibrant newer community surrounded by nature, trails, and convenience. This 3-bedroom home has been lovingly cared for and offers a warm, welcoming feel from the moment you step onto the charming front veranda. Inside, enjoy a bright open-concept layout, convenient main-floor laundry, and a spacious primary suite complete with walk-in closet and private ensuite. Central A/C keeps things cool in the summer, and the double attached garage gives you all the space you need. The fully fenced backyard is perfect for relaxing or entertaining, featuring a large deck, beautiful landscaping, and a handy storage shed. Quiet mornings, or weekend BBQ's, this home will fit your lifestyle, and packed with features today's buyers love. Steps from darling walking trails, nature paths as well as shopping centers, transit stations and schools. Clean, stylish, and truly move-in ready; a wonderful opportunity in one of Edmonton's most walkable neighbourhoods!

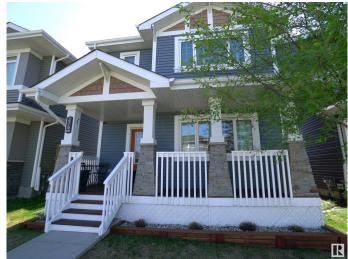
Built in 2015

#### **Essential Information**

MLS® # E4435979 Price \$449,900

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,359 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 275 Ebbers Boulevard

Area Edmonton
Subdivision Ebbers
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 1R8

### **Amenities**

Amenities Air Conditioner, Front Porch
Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator,

Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Public Transportation, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

# **School Information**

Elementary Kirkness School
Middle John D. Bracco
High Eastglen School

# **Additional Information**

Date Listed May 12th, 2025

Days on Market 54

Zoning Zone 02

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