

# \$389,000 - 41 230 Edgemont Road, Edmonton

MLS® #E4451970

## \$389,000

3 Bedroom, 2.50 Bathroom, 1,671 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this fantastic 3 bedroom, 2.5 bath home in the family friendly neighbourhood of Edgemont! This functional layout is open and bright, with main floor laundry, 1/2 bath and an additional den on the ground level for an at-home office or gaming space. The open concept kitchen features quartz countertops, HUGE island and SS appliances. The spacious dining area allows for family dinners, flowing into the living room with built in shelving and a beautiful FP with stone surround. The south facing windows allow light to flood in over the large balcony with Duradek covering. Upstairs is two additional bedrooms with 4 piece bathroom and a large primary with walk in closet and spacious 3-pc ensuite that features additional shelving. With AC, triple pane windows and a double attached garage this home truly has it all. Walking distance to trails, transit, parks and shopping make the location ideal. A must see!



Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451970  |
| Price      | \$389,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,671             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 41 230 Edgemont Road |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0Y8              |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Rear Drive Access                                                                                                        |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                19  
Zoning                              Zone 57  
Condo Fee                        \$265

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