

# \$574,900 - 349 Edgemont Drive, Edmonton

MLS® #E4437875

## \$574,900

4 Bedroom, 2.50 Bathroom, 1,647 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Bedrock Home's Flora Show home in the community of Weston at Edgemont features almost 1600 square feet of upgraded luxury. Just steps to a pond and park area with walking trails, this new area in Edgemont is a little slice of paradise in the West End. Custom cabinets with glass doors, upgraded appliances and quartz counters make the kitchen a chefs dream. Three bedrooms and a bonus room upstairs give plenty of space for the whole family. Escape to the primary bedroom complete with large walk in closet and private ensuite to relax away from the day to day. Future development potential in the basement with a 9' ceillign height and separate entrance. Completing the home is a rear deck and double car garage and pad with build up curbing for proper garage addition. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437875  |
| Price          | \$574,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,647     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 349 Edgemont Drive  |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1J8             |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 3                                                               |
| Parking        | Double Garage Detached                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Insert                                                                                                                           |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Brick, Fiber Cement, Vinyl                  |
| Exterior Features | Back Lane, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Fiber Cement, Vinyl                  |
| Foundation        | Concrete Perimeter                                |

### Additional Information

Date Listed May 22nd, 2025

Days on Market 37

Zoning Zone 57

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Listing information last updated on June 28th, 2025 at 4:32am MDT