

## \$700,000 - 5533 Edworthy Way, Edmonton

MLS® #E4438571

**\$700,000**

4 Bedroom, 2.50 Bathroom, 2,621 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 2-storey home in the quiet community of Woodhaven. Offering over 2,620 sq. ft. of beautifully designed living space, this 4-bedroom home features an open-concept main floor with a spacious kitchen, dining and living area. The gourmet kitchen boasts a large island with eating bar, walk-through pantry and stainless steel appliances. Enjoy the cozy gas fireplace and abundant south-facing windows. A main floor den adds flexibility for work or study. Upstairs, a central bonus room anchors the upper level, along with a luxurious primary suite featuring a soaker tub, dual sinks, separate shower and a large walk-in closet. Three additional bedrooms, a Jack & Jill bath and upper-floor laundry complete the second level. Located on a southwest-facing corner lot, with an unfinished basement ready for your vision—this home truly has it all!

Built in 2015

### Essential Information

MLS® #	E4438571
Price	\$700,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,621
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5533 Edworthy Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0N8

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Smoking Home, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Michael A. Kostek School
Middle	S. Bruce Smith School
High	Jasper Place School

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	13
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 3:17am MDT