

## \$389,900 - 63 230 Edgemont Road, Edmonton

MLS® #E4446579

**\$389,900**

2 Bedroom, 2.50 Bathroom, 1,690 sqft

Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont Townhomes. This newer pristine unit faces green space. Super quiet with nice views from your own balcony. Relax in your comfortable living room complemented with a stone fireplace. The beautiful kitchen is a large with premium appliances, an Island with an eating bar, a pantry and a spacious dining area. Upstairs you will find two primary bedrooms each with their own en-suite baths. Need a third bedroom or an office? We have one! How about a loft type area for fitness or a computer work station? We have that as well. This is a very versatile home catering to a variety of life styles. This unit is Open, Light and bright with shades of white and gray. For parking, you have your very own Double attached garage. Pet Friendly. Great unit!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446579  |
| Price          | \$389,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,690     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2020              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 63 230 Edgemont Road |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0Y8              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, No Through Road, Private Setting, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 57        |
| Condo Fee      | \$265          |

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Listing information last updated on July 9th, 2025 at 2:18pm MDT