

# **\$399,500 - 13 230 Edgemont Road, Edmonton**

MLS® #E4437021

**\$399,500**

3 Bedroom, 2.50 Bathroom, 1,764 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This stunning, modern 3-bedroom end unit townhouse offers exceptional value with a dbl attached garage & a rare Tesla charging station—an incredible bonus in today's market. Step inside to discover a bright, open-concept living space featuring a sleek modern kitchen with new appliances, spacious bedrooms, & beautifully finished bathrooms. Large, thoughtfully placed windows fill the home with natural light all day long. The generous primary suite includes walk-in closet & a stylish 3-piece ensuite. For added convenience, the upper floor includes a laundry room. What truly sets this home apart is its unbeatable location. Nestled in the heart of green, scenic Edgemont, you're just a short walk to the ravine trails—perfect for nature lovers. This quiet, secluded complex is well-managed & a pleasure to live in. You're also minutes from Anthony Henday, West Edmonton Mall, & all major amenities. This is more than just a beautiful home—it's a lifestyle upgrade in one of West Edmonton's most desirable communities.

Built in 2019

## **Essential Information**

MLS® #	E4437021
Price	\$399,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,764
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	13 230 Edgemont Road
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y8

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, Parking-Visitor
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	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn
Middle	Michael Phair
High	Jasper Place

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	17
Zoning	Zone 57
Condo Fee	\$265

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Listing information last updated on June 2nd, 2025 at 3:32am MDT