

# \$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 15

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 6th, 2025 at 3:47am MDT