

## \$735,000 - 5094 Edgemont Boulevard, Edmonton

MLS® #E4444673

**\$735,000**

5 Bedroom, 3.50 Bathroom, 2,409 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

CUSTOM BUILT HOME WITH 2 BED LEGAL SUITE ACROSS FROM A POND! Step inside to a spacious entryway and elegant iron spindle staircase. Off the foyer: a stylish 2 pc bath with quartz counters, a large mudroom, access to your double attached garage, and a walkthrough pantry. The chef-inspired kitchen boasts black stainless appliances, gas range, floor-to-ceiling two-tone cabinets, and a large quartz island. The living room features a cozy stone fireplace wall—perfect for long winter nights. A main floor den adds flexible space for a home office or playroom. Upstairs offers a bright bonus room, upstairs laundry, two bedrooms, a 4 pc bath, and a stunning primary retreat with a luxurious 5 pc ensuite. The LEGAL BASEMENT SUITE has its own entrance and laundry, with two generous bedrooms, a full kitchen with quartz counters and stainless steel appliances, a 4 pc bath - A perfect mortgage helper! Quick access to all amenities, parks, paths and green space!

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444673  |
| Price     | \$735,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,409                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5094 Edgemont Boulevard |
| Area        | Edmonton                |
| Subdivision | Edgemont (Edmonton)     |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6M 2N6                 |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                           |
| Stories           | 3                                                                                                                                |
| Has Suite         | Yes                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 57         |

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Listing information last updated on August 20th, 2025 at 11:47am MDT