

## \$394,900 - 4 230 Edgemont, Edmonton

MLS® #E4449367

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,674 sqft

Condo / Townhouse on 0.00 Acres

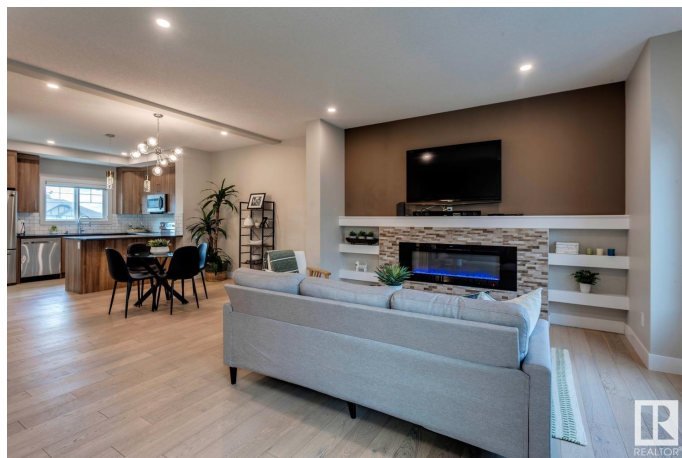
Edgemont (Edmonton), Edmonton, AB

Modern townhouse in Edgemont—ideal for first-time buyers! Offering 1,673 sq ft of well-designed living space, this home features 3 spacious bedrooms, a versatile den, and 2.1 bathrooms. The primary bedroom includes a private 3-piece ensuite and a generous walk-in closet. Enjoy the bright open-concept layout, stylish finishes, and the ease of a double attached garage. Move-in ready and located in a great community—this is your opportunity to step confidently into homeownership!

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449367          |
| Price          | \$394,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,674             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4 230 Edgemont      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0Y8             |

## Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| 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, Park/Reserve, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 57         |
| Condo Fee      | \$267           |

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Listing information last updated on August 2nd, 2025 at 7:32am MDT