

## \$385,000 - 16 230 Edgemont Road, Edmonton

MLS® #E4437241

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,684 sqft

Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this modern and stylish 3-storey townhouse offering 1,683 sq ft of well-designed living space in the prestigious, quiet neighbourhood of Edgemont. Built in 2020, this bright and open-concept home features 3 spacious bedrooms, 3 bathrooms, and a versatile main floor denâ€”perfect for a home office. The contemporary kitchen boasts sleek cabinetry, quartz countertops, and stainless steel appliances, flowing beautifully into the dining and living areas and out to a large balconyâ€”ideal for relaxing or entertaining. Enjoy the convenience of a full laundry room, a double car garage, and low condo fees. The primary suite includes a walk-in closet and private ensuite for added comfort. Located close to parks, walking trails and major roadways, this home blends comfort, function, and urban access with a peaceful community feel. This home is perfect for a growing family or first-time home buyers.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437241  |
| Price      | \$385,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,684             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16 230 Edgemont Road |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0Y8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Hot Water Tankless, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| 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          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Low Maintenance Landscape, No Through Road, Paved Lane, Playground Nearby, Public Transportation |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 57        |
| Condo Fee      | \$265          |

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Listing information last updated on May 25th, 2025 at 11:02am MDT