

\$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 | 20 |
| Zoning | Zone 57 |

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Listing information last updated on July 17th, 2025 at 8:33am MDT