

## \$449,900 - 275 Ebbers Boulevard, Edmonton

MLS® #E4435979

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to this move-in ready gem in the heart of Ebbers – a vibrant newer community surrounded by nature, trails, and convenience. This 3-bedroom home has been lovingly cared for and offers a warm, welcoming feel from the moment you step onto the charming front veranda. Inside, enjoy a bright open-concept layout, convenient main-floor laundry, and a spacious primary suite complete with walk-in closet and private ensuite. Central A/C keeps things cool in the summer, and the double attached garage gives you all the space you need. The fully fenced backyard is perfect for relaxing or entertaining, featuring a large deck, beautiful landscaping, and a handy storage shed. Quiet mornings, or weekend BBQ's, this home will fit your lifestyle, and packed with features today's buyers love. Steps from darling walking trails, nature paths as well as shopping centers, transit stations and schools. Clean, stylish, and truly move-in ready; a wonderful opportunity in one of Edmonton's most walkable neighbourhoods!

Built in 2015

### Essential Information

MLS® # E4435979

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,359                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 275 Ebbers Boulevard |
| Area        | Edmonton             |
| Subdivision | Ebbers               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5Y 1R8              |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, Front Porch |
| Parking   | Double Garage Detached       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
| Middle     | John D. Bracco  |
| High       | Eastglen School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 52             |
| Zoning         | Zone 02        |

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Listing information last updated on July 3rd, 2025 at 12:03pm MDT