

## \$1,288,000 - 319 Ferris Way, Edmonton

MLS® #E4442316

**\$1,288,000**

4 Bedroom, 4.50 Bathroom, 3,161 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Spectacular lot backing to a gorgeous RAVINE. One of a kind GEM. 3161 sf plus a F/Fin forced walk out bsmt. Totally renovated! Exceptional finishings makes this better than NEW & at a much more affordable cost. Former Westhill show home custom designed by Rick Arndt Architects. Stunning curb appeal with the new stucco facade, windows & eaves. Bungalow w/upper loft has a 3 pc bath & a private deck w/City views. Soaring ceilings in the formal living rm adjacent to the dining rm. Modern light fixtures makes a special design statement. Chef's kitchen w/sleek modern cabinets, granite/quartz, 24" tile & upgr appliances. Primary retreat has a spa like ensuite w/steamer. Lots of hardwood. Additional bedrms have a Jack & Jill bathrm. Main floor den & laundry rm. Walkout has in floor heating, 2 furnaces, AC & 9' ceilings. Additional Rec rm, games area, full bath & bedrm. Private 12,000 sf pie lot perfect for outdoor entertaining. Oversized triple tandem 23 W X 25/35. Newer upgr shingles & aggregate driveway. A 10!

Built in 1990

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4442316    |
| Price  | \$1,288,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,161                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 319 Ferris Way   |
| Area        | Edmonton         |
| Subdivision | Falconer Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 2C4          |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, 9 ft. Basement Ceiling |
| Parking   | Tandem, Triple Garage Attached, See Remarks                                                                                          |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                           |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                         |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | StMary/EarlBuxton       |
| Middle     | JosephMacneil/Riverbend |
| High       | MMM/LillianOsborne      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 99              |
| Zoning         | Zone 14         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 19th, 2025 at 10:32pm MDT