# \$469,999 - 3628 213 Street, Edmonton

MLS® #E4455098

#### \$469.999

3 Bedroom, 2.50 Bathroom, 1,701 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this upgraded home in the desirable community of Edgemont, offering modern design and everyday functionality. The main floor boasts an open-concept floorplan, seamlessly connecting the kitchen, dining, and living areas â€" perfect for entertaining or family living. Upstairs, you'II find a spacious bonus room, ideal for a home office, playroom, or cozy media space. Built with 9' foundation walls, the lower level feels bright and inviting and is rough-in ready for a future basement suite, giving you excellent potential for rental income or multigenerational living. With \$18,000 in upgrades already included, this property delivers style, comfort, and lasting value. Located in West Edmonton's vibrant Edgemont community, you'II enjoy easy access to parks, trails, schools, shopping, and major routes â€" the perfect blend of nature and city convenience.

Built in 2025

#### **Essential Information**

MLS® # E4455098 Price \$469,999

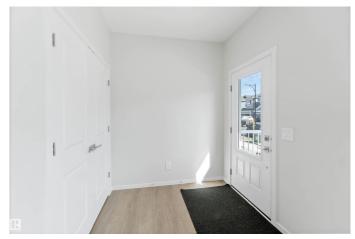
Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,701 Acres 0.00 Year Built 2025

real built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3628 213 Street

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 3C1

#### **Amenities**

Amenities See Remarks

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Microwave Hood Fan

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl
Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 28th, 2025

Days on Market 68

## Zoning Zone 57

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Listing information last updated on November 4th, 2025 at 7:17am MST