

## \$1,300,000 - N/A, Edmonton

MLS® #E4458282

**\$1,300,000**

4 Bedroom, 3.00 Bathroom, 3,526 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Location is unbeatable! Over 6000 sqft of living space in this unique 2 story walkout in the respected & admired community of Bearspaw. This spectacular home as a total of 5 fireplaces, 4 being double sided, in the dining & living areas on the main floor & lower level. The main floor has a bedroom/den at the front entrance, 1.2 bath, large laundry room with a sink & cabinets. 2 Access points to the basement, Access to the triple insulated garage, kitchen with a dinette area, family room with a gas fireplace & access that overlooks the pool/jacuzzi level. The upper level has 3 very large bedrooms & a 4 pc bath. The primary suite has 2 closets, 5 pc ensuite, access door that leads down to the pool & double patio doors that lead to the patio which is the full length of the house. There is also a den with access to the patio as well. The walkout lower level has a bar, dining & living area, lots of storage & access to the pool area. The backyard is incredible, lots of space. This property is a real gem.

Built in 1980

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4458282    |
| Price    | \$1,300,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 3,526                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5B6             |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Deck, Pool-Indoor, Walkout Basement |
| Parking   | Insulated, Triple Garage Attached   |
| Has Pool  | Yes                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Steel, Brick, Wood      |
| Exterior Features | Landscaped, See Remarks |
| Roof              | Asphalt Shingles        |
| Construction      | Steel, Brick, Wood      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 18th, 2025

Days on Market                1

Zoning                            Zone 16

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Listing information last updated on September 19th, 2025 at 9:17pm MDT