

\$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	36
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 4:47am MDT