

# \$604,900 - N/A, Edmonton

MLS® #E4456744

## \$604,900

5 Bedroom, 3.50 Bathroom, 1,777 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Welcome to this Beautifully crafted 1776 sq ft 2 Storey home featuring solid construction and modern design. The main floor offers luxury vinyl plank flooring, a bright open layout, and a stunning kitchen with an island and abundant storage. A den/office adds flexibility for remote work or study. Upstairs you will find 3 spacious bedrooms including a lovely main suite with a large walk-in closet and a spa-like ensuite boasting a separate tub and a walk-in shower. Convenient upper level laundry adds to everyday ease. Enjoy outdoor living on the back deck and secure parking in the double garage, landscaped yard and fenced yard. It's all ready! The icing on the cake? A fully legal 2 bedroom basement suite- perfect for rental income or extended family. A home built with Excellence and designed for comfortable living!

Built in 2024

### Essential Information

MLS® #	E4456744
Price	\$604,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,777



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1R9

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 8th, 2025  
Days on Market        3  
Zoning                    Zone 21

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 September 11th, 2025 at 6:17am MDT