

Courtesy Of Mani Bagga Of Royal LePage Magna

## **\$859,800 - 9909 68 Street, Edmonton**

MLS® #E4459779

**\$859,800**

6 Bedroom, 3.50 Bathroom, 2,269 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Welcome to Terrace Heights! Welcome to this brand-new home offering over 2,265 sq ft of fully finished living space, perfect for growing families! Located in a family-friendly neighbourhood just steps from schools, parks, & all amenities, this home combines comfort, convenience, and space. The open concept layout offers a spacious dining with picture windows leading you towards the chef's kitchen with brand new SS appliances, BREAKFAST NOOK/ island with QUARTZ COUNTERTOPS throughout, modern cabinetry and walk-in pantry! The living room overlooks the backyard and offers a modern feature wall fireplace! Upstairs you will find 3 large bedrooms with 2 full baths! The primary bedroom features a 5-pc spa-like ensuite with DOUBLE VANITY, soaker tub, ceramic tile stand-up shower and WIC! THE BASEMENT IS UNDER CONSTRUCTIONS TOWARDS A FULLY FINISHED BASEMENT ON POSSESSION DATE AS WELL AS A FINISHED DOUBLE DETACHED GARAGE! ALL INCLUDED IN PRICE! Move-in ready with room to grow!

Built in 2025

### **Essential Information**

MLS® # E4459779

Price \$859,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,269                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9909 68 Street             |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 2S6                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck                                |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, See Remarks |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Tile Surround                                                                             |
| Stories           | 2                                                                                         |
| Has Suite         | Yes                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, See Remarks                                                                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                          |
| Exterior Features | Back Lane, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stone, Stucco, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                                  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Forest Heights School |
| Middle     | Hardisty School       |
| High       | McNally School        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 19              |

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Listing information last updated on October 15th, 2025 at 10:02pm MDT