

# **\$398,880 - 302 5025 Edgemont Boulevard, Edmonton**

MLS® #E4428368

**\$398,880**

2 Bedroom, 2.00 Bathroom, 1,157 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautiful, NE corner condo on the 3rd floor in the desirable west end community of Edgemont. Enjoy the serene ravine views in this well cared for condo. This 1157 sq ft, 2-bedroom, 2-bathroom unit has ample natural light thanks to large windows & features modern comforts like air conditioning. The spacious kitchen comes w/ a large island & S/S appliances, while the in-suite stacked washer/dryer adds convenience. Enjoy your morning coffee or evening cocktail on the covered wrap-around balcony! Includes 2 parking stalls (one w/ a storage cage) & an additional storage unit in the storage room in the parkade. Located close to Anthony Henday & Whitemud Dr, w/ quick access to a variety of amenities - grocery stores, restaurants, pharmacies, nail salons, gyms, & so much more. Steps from scenic walking trails, & close to schools & playgrounds, this condo offers a perfect blend of convenience and tranquility!

Built in 2016

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4428368  |
| Price     | \$398,880 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,157                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 302 5025 Edgemont Boulevard |
| Area        | Edmonton                    |
| Subdivision | Edgemont (Edmonton)         |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0S8                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Storage-Locker Room, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Parkade, Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 57         |
| HOA Fees       | 75              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$820           |

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Listing information last updated on April 21st, 2025 at 8:17am MDT