

## \$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	31
Zoning	Zone 57
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$820

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