

## \$454,900 - 330 Edgemont Drive, Edmonton

MLS® #E4441992

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Introducing a Brand New 2-Storey Home built by Anthem, in the Highly Desirable Community of Weston at Edgemont, Located in the Heart of WEST Edmonton! Discover the modern living in this quality-built Anthem home, This home features a cool tone interior palette, stylish finishings that create an inviting ambiance, SIDE ENTRY for basement, the open-concept main floor, 3 Bedrooms, Quartz Counter Tops, Kitchen Appliances, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor, Convenient Upper Floor Laundry, Stunning lighting fixtures.\*This home is currently under construction. \*Photos are of a previously built model and used for reference only. \*Actual interior colors and upgrades may vary.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441992  |
| Price          | \$454,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,364     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 330 Edgemont Drive  |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G7             |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 57         |

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