

## **\$649,900 - 2549 Bell Court, Edmonton**

MLS® #E4444958

### **\$649,900**

3 Bedroom, 3.00 Bathroom, 2,361 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

A home for those that like the finer things in life; welcome to 2549 Bell Co SW. This beautiful home is located in the community of Black Mud Creek, a desired community with up scale homes, ravine walking trails, schools and more. Come inside this home and you are immediately greeted by the double door entrance as you enter into a grand foyer that is open to below and gives sightlines of beautiful railings that go up to the second level. 9ft ceilings, upgraded cabinets, moldings and countertops are just some of the features in this fully loaded home. Main floor den, oversized windows and a grand living room w stone fireplace and 20ft, coffered ceilings. Upstairs we have a loft that borders the open to below space and a large master w a massive ensuite. 2 additional good size rooms and a full bath complete the upper level. CENTRAL AC to keep you comfortable year round. Private west facing, pie lot that does not back onto another home and gets great sun throughout the day. Unfinished basement w 9' ceilings.

Built in 2012

### **Essential Information**

MLS® # E4444958

Price \$649,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,361
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2549 Bell Court
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground

Nearby, Private Setting, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	23
Zoning	Zone 55

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