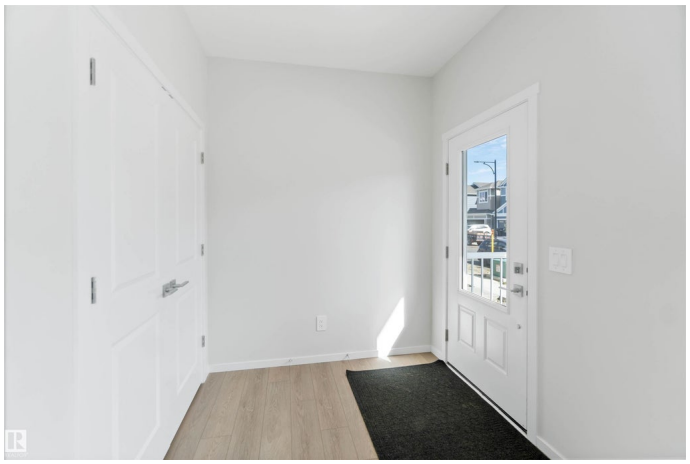
Courtesy Of Jeremy Herrington Of CIR Realty

$469,999 - 3628 213 Street, Edmonton

MLS® #E4455098

$469,999
3 Bedroom, 2.50 Bathroom, 1,701 sqft
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB



Welcome to this upgraded home in the desirable community of Edgemont, offering modern design and everyday functionality. The main floor boasts an open-concept floorplan, seamlessly connecting the kitchen, dining, and living areas â€” perfect for entertaining or family living. Upstairs, youâ€™ll find a spacious bonus room, ideal for a home office, playroom, or cozy media space. Built with 9â€™ foundation walls, the lower level feels bright and inviting and is rough-in ready for a future basement suite, giving you excellent potential for rental income or multigenerational living. With $18,000 in upgrades already included, this property delivers style, comfort, and lasting value. Located in West Edmontonâ€™s vibrant Edgemont community, youâ€™ll enjoy easy access to parks, trails, schools, shopping, and major routes â€” the perfect blend of nature and city convenience.

Built in 2025

Essential Information

MLS® #	E4455098
Price	$469,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,701
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3628 213 Street
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C1

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 28th, 2025
Days on Market	69

Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 4th, 2025 at 10:32pm MST