

Courtesy Of David M Ozubko Of Real Broker

# \$299,500 - 409 5029 Edgemont Boulevard, Edmonton

MLS® #E4418254

**\$299,500**

2 Bedroom, 2.00 Bathroom, 885 sqft  
Condo / Townhouse on 0.00 Acres

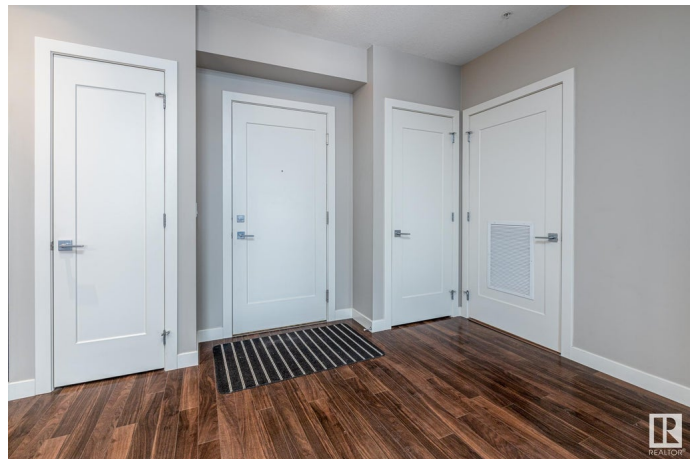
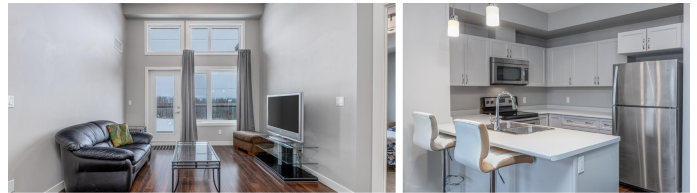
Edgemont (Edmonton), Edmonton, AB

Welcome to The Parc at Edgemont Ravines, a top-floor 2-bedroom, 2-bathroom condo that perfectly blends modern design, flooded with natural light from oversized windows. An 18+ building that welcomes smaller pets with Heat and Water included. The open-concept living space features soaring ceilings and a sleek kitchen with stainless steel appliances, a spacious island and ample storage, ideal for entertaining or quiet evenings. The primary bedroom offers a walk-through closet leading to a private ensuite with a custom-tiled shower. The second bedroom is versatile, perfect for guests or a home office, with easy access to the full main bath. Complete titled parking stall and attached storage, adding convenience to your lifestyle. With BBQ area, social room & guest suite. Located minutes from Anthony Henday Drive and shopping, all while surrounded by serene ravine trails, this property is perfect for investors or those seeking a balance of city convenience and nature's charm. Don't miss this opportunity!

Built in 2014

## Essential Information

MLS® #	E4418254
Price	\$299,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	409 5029 Edgemont Boulevard
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S8

### **Amenities**

Amenities	Barbecue-Built-In, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael A. Kostek School
Middle	S. Bruce Smith School
High	Jasper Place School

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	57
Zoning	Zone 57
HOA Fees Freq.	Annually
Condo Fee	\$620

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Listing information last updated on March 14th, 2025 at 7:32pm MDT