

# \$489,999 - 3628 213 Street, Edmonton

MLS® #E4455098

**\$489,999**

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 – perfect for entertaining or family living. Upstairs, you’ll find a spacious bonus room, ideal for a home office, playroom, or cozy media space. Built with 9” 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 Edmonton’s vibrant Edgemont community, you’ll enjoy easy access to parks, trails, schools, shopping, and major routes – the perfect blend of nature and city convenience.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455098  |
| Price      | \$489,999 |
| 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 | 34                |

## Zoning

## Zone 57

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Listing information last updated on October 1st, 2025 at 3:17am MDT