

## \$419,900 - 30 230 Edgemont Road, Edmonton

MLS® #E4459723

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,693 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Spacious Townhome with Modern Comforts. Welcome to this beautifully designed 1,692 sq. ft. south-facing townhome, filled with natural light and thoughtful details throughout. This home offers 3 bedrooms plus a versatile office/den and 3 bathrooms, creating plenty of space for families, professionals, or anyone who values comfort and flexibility. The second floor is the heart of the home, showcasing an open-concept design with a bright dining area, stylish kitchen, and inviting living room. A charming brick-and-wood wall with electric fireplace adds warmth and character, while the balcony provides a perfect spot for morning coffee or evening relaxation. Practicality meets convenience with a laundry room located on the second floor, while all bedrooms are privately tucked away on the third level. A double attached garage offers secure parking and extra storage space. With quick possession available, this home is move-in ready and waiting for its next owner.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459723  |
| Price     | \$419,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



30-230 Edgemont Rd NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade 1692.54 sq ft



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,693             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 30 230 Edgemont Road |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0Y8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Brick Facing, Glass Door                                                                               |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | No Through Road, Shopping Nearby |
| Roof              | Asphalt Shingles                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 57              |
| Condo Fee      | \$265                |

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Listing information last updated on October 2nd, 2025 at 1:03pm MDT