

Courtesy Of Jeff D Jackson Of Bode

## \$679,900 - 2369 Egret Way, Edmonton

MLS® #E4429619

**\$679,900**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to the Hadley P model by Bedrock Homes—a modern 3-bedroom, 2.5-bathroom front drive home offering 2200+ sq ft of stylish, functional space in the desirable community of Weston at Edgemont! This thoughtfully designed home features an open-concept main floor with a cozy 50" LED electric fireplace, luxury vinyl plank flooring, a gourmet kitchen with 41" upper cabinets and massive 10ft island, quartz countertops, and a premium Samsung stainless steel appliance package. Upstairs, discover a central bonus room, second-floor laundry connecting to your primary bedroom with dual sinks, soaker tub, and separate shower. Built for convenience, this smart home includes a Smart Home Hub, EcoBee thermostat, video doorbell, and Weiser Wi-Fi smart keyless lock. This move-in-ready home is perfect for families looking for a blend of comfort and cutting-edge technology in a great neighborhood with easy access to the Henday and amenities. SIDE ENTRY for potential future development!

**\*\*Photos are representative\*\***

Built in 2025

### Essential Information

MLS® # E4429619

Price \$679,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,297                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2369 Egret Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G9             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Smart/Program. Thermostat |
| Parking Spaces | 4                         |
| Parking        | Double Garage Attached    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Wood, Vinyl     |
| Exterior Features | Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 57         |

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Listing information last updated on April 19th, 2025 at 7:32am MDT