

## **\$499,900 - 8911 Elves Loop, Edmonton**

MLS® #E4422111

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to the Emerson model built by Excel Homes 35 year builder in sought after EDGEMONT! On a quiet street, this beautiful UPGRADED half duplex with FRONT DOUBLE ATTACHED GARAGE awaits. Upon entering you are greeted with 9 FOOT MAIN FLOOR CEILING, LVP flooring, THICK 1.25" QUARTZ THROUGHOUT including kitchen countertops , stove-electric, refrigerator, dishwasher built-in & over the range microwave. The kitchen which has PENDANT LIGHTS, upgraded nook light fixture & opens to the living room. 1/2 bath completes the main floor. Upstairs is premium carpet, 3 bedrooms, including large primary with walk in closet, and 4 piece ensuite. Laundry and full main bath complete the upper level. SEPARATE ENTRANCE, BASEMENT CEILING HEIGHT 9 FT, ROUGH-IN READY for LEGAL SUITE. GREEN BUILT certified, includes tankless water system,HRV, insulated lines, upgraded insulation, eco bee thermostat, low E windows, solar panel rough-in and much more! REAR DECK & PREMIUM SIDING INCLUDED! Close to ALL amenities!

Built in 2025

### **Essential Information**

MLS® # E4422111

Price \$499,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,462         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8911 Elves Loop     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G2             |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, De<br>Insulation-Upgraded, Smart/F<br>System, 9 ft. Basement Ceilin |
| Parking   | Double Garage Attached   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Refrigerator, Stov |
| Heating           | Forced Air-1, Natural Gas                                     |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Flat Site, Partially Landscaped, Playground Nearby, Public |



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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 57             |

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Listing information last updated on May 5th, 2025 at 10:17pm MDT