

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 2371 Egret Way, Edmonton

MLS® #E4454714

### \$598,395

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

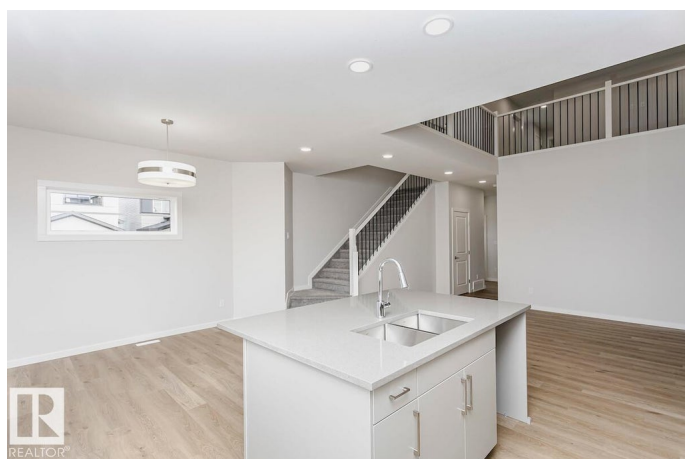
Edgemont (Edmonton), Edmonton, AB

Welcome to the KIERA! This ~2000 SQFT gem built by Bedrock Homes is located on a beautiful corner lot in the brand new subdivision of Weston at Edgemont! This home comes with 3 spacious bedrooms (+den on main floor), along with 2.5 baths and an open-concept design that will leave you speechless! The open-to-above great room with electric fireplace is the perfect entertainment space. The large kitchen is conveniently located in the rear of the home overlooking your spacious yard. Upstairs you will cross over a bridge overlooking the great room to your primary bedroom which contains a HUGE walk-in closet and 4pc bath with dual vanities and stand-up shower. Completing the second floor is 2 oversized bedrooms, laundry, a 4pc main bath, and a massive bonus room!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454714  |
| Price          | \$598,395 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,048     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2371 Egret Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2N6             |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Storage-In-Suite, See Remarks |
| Parking Spaces | 2                                                                             |
| Parking        | Double Garage Attached                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding          |
| Exterior Features | Back Lane, Level Land, Park/Reserve, See Remarks |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding          |
| Foundation        | Slab                                             |

### Additional Information

Date Listed August 26th, 2025

Days on Market 1

Zoning Zone 57

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Listing information last updated on August 27th, 2025 at 3:33pm MDT