# \$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

Insulation-Upgraded, Smart/F

System, 9 ft. Basement Ceilir

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, G

Hood Fan, Refrigerator, Stov

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

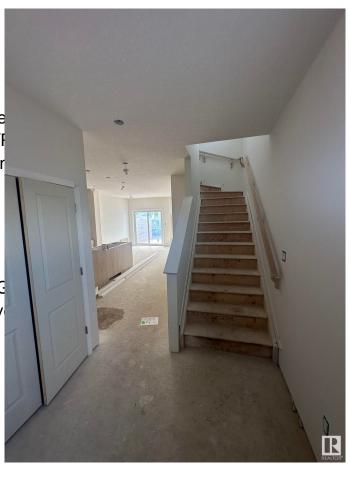
Basement Full, Unfinished

# **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 73

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:17pm MDT