

**\$1,250,000 - N/A, Edmonton**

MLS® #E4457267

**\$1,250,000**

3 Bedroom, 2.50 Bathroom, 2,031 sqft  
Single Family on 0.00 Acres

Ritchie, Edmonton, AB

Build anything you want baby! Infill North presents "The Pembina". This infill is like no other, and was designed to be eye-catching from the moment you pull up. Situated on a 42' lot on a stunning tree canopied street, this 2000+ square foot home is pushing the boundaries of what you should expect in a home in our city. 10 foot ceilings, main floor den, huge windows...the list goes on. High end finishes throughout, with more than a few unique features that must be seen in person to appreciate. Come see for yourself why Infill North works in communities they love; communities with amazing people who want to live centrally and bring life into the city we love. **\*\*This home has not yet started construction. We would love to work with you to create your perfect dream home\*\*** Interior photos are from a recently completed variation of this home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | E4457267    |
| Price          | \$1,250,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,031       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Ritchie  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 0Y2  |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, No Animal Home, No Smoking Home, Infill Property, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                            |
| Parking        | Double Garage Detached                                                                                                       |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Mantel                                                                                      |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Partially Finished                                                                    |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Back Lane, Flat Site, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

Date Listed               September 11th, 2025  
Days on Market       50  
Zoning                    Zone 17

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