

Courtesy Of David Lofthaug Of Bode

## \$614,145 - 2369 Egret Way, Edmonton

MLS® #E4429619

**\$614,145**

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. Upstairs, discover a central bonus room, second-floor laundry connecting to your primary suite 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 future suite! Photos are representative.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429619  |
| Price     | \$614,145 |
| 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        | None                      |
| 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                135

Zoning                            Zone 57

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Listing information last updated on August 21st, 2025 at 6:02am MDT