

## \$650,000 - 5533 Edworthy Way, Edmonton

MLS® #E4452574

**\$650,000**

4 Bedroom, 2.50 Bathroom, 2,621 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This beautifully modern and spacious 2620 sq ft 4-bedroom home in the peaceful community of Woodhaven is perfect for families. The open-concept main floor features a stunning kitchen with a large island, stainless steel appliances, and a walk-through pantry that connects to the mudroom. The living room is filled with natural light, complemented by a cozy gas fireplace and large south-facing windows. A main floor den offers a perfect spot for a home office or study. Upstairs, the bonus room leads to a spacious primary retreat with a luxurious 5-piece ensuite featuring double sinks, a soaker tub, separate shower, and a large walk-in closet. Three additional bedrooms share a 5-piece Jack and Jill bathroom. The unfinished basement offers endless potential to create the ideal additional living space. Located on a southwest-facing corner lot, the expansive backyard and large deck are perfect for hosting gatherings and family BBQs. With easy access to the Henday, this home has everything a family could need.

Built in 2015

### Essential Information

MLS® # E4452574

Price \$650,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,621                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5533 Edworthy Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0N8             |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Michael A. Kostek School |
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place School      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 57           |

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Listing information last updated on August 20th, 2025 at 11:32am MDT