

## \$700,000 - 5533 Edworthy Way, Edmonton

MLS® #E4438571

**\$700,000**

4 Bedroom, 2.50 Bathroom, 2,621 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning 2-storey home in the quiet community of Woodhaven. Offering over 2,620 sq. ft. of beautifully designed living space, this 4-bedroom home features an open-concept main floor with a spacious kitchen, dining and living area. The gourmet kitchen boasts a large island with eating bar, walk-through pantry and stainless steel appliances. Enjoy the cozy gas fireplace and abundant south-facing windows. A main floor den adds flexibility for work or study. Upstairs, a central bonus room anchors the upper level, along with a luxurious primary suite featuring a soaker tub, dual sinks, separate shower and a large walk-in closet. Three additional bedrooms, a Jack & Jill bath and upper-floor laundry complete the second level. Located on a southwest-facing corner lot, with an unfinished basement ready for your vision—this home truly has it all!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438571  |
| Price      | \$700,000 |
| 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    | May 26th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 57        |

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Listing information last updated on June 4th, 2025 at 6:02am MDT