

## **\$479,900 - 8911 Elves Loop, Edmonton**

MLS® #E4422111

**\$479,900**

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 EDMONTON! 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 \$479,900



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 Ceilin
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	150
Zoning	Zone 57

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