

## \$449,900 - 1012 East Bend Bend, Edmonton

MLS® #E4458639

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,691 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning duplex in Edgemont offering 3 bedrooms plus a spacious bonus room and a finished basement with rec room. The main floor features a beautiful open concept design with a bright living area, modern kitchen and dining space that flows perfectly for entertaining. Upstairs, you'll find 3 bedrooms, including a generous primary suite, a convenient designer laundry room and a versatile bonus room. The basement adds even more living space with a rec room ideal for family nights or a home gym. Enjoy summer evenings on the deck, stay cool with central A/C, and appreciate the unbeatable location just steps to trails, community garden, and minutes from shopping. Quick access to the Henday makes your morning commute a breeze while being part of a welcoming, family-friendly community

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458639  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,691     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1012 East Bend Bend |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0V4             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 10                   |

Zoning

Zone 57

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Listing information last updated on September 29th, 2025 at 11:48am MDT