# \$469,900 - 261 Ebbers Boulevard, Edmonton

MLS® #E4422649

### \$469.900

3 Bedroom, 2.00 Bathroom, 1,483 sqft Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Located in the desirable Ebbers community, this beautifully maintained three-bedroom home offers both functionality and style. Enjoy picturesque lake views right from your front step. Inside, the main floor office provides the perfect workspace, while the open-concept living area is ideal for relaxing or entertaining. The modern kitchen features sleek finishes and ample storage. Upstairs, the spacious bedrooms include a well-appointed primary suite. The landscaped yard enhances outdoor enjoyment, and the double-car garage adds convenience. Situated near Manning Village, you'll have easy access to shopping, dining, parks, and major roadways. A fantastic home in a great location! NOT A ZERO LOT!

Built in 2015

#### **Essential Information**

MLS® # E4422649 Price \$469,900

Bedrooms 3

Bathrooms 2.00

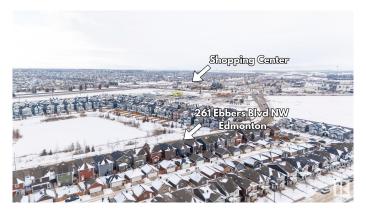
Full Baths 1

Half Baths 2

Square Footage 1,483

Acres 0.00

Year Built 2015







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 261 Ebbers Boulevard

Area Edmonton
Subdivision Ebbers

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 1R8

# **Amenities**

Amenities Ceiling 9 ft., No Smoking Home

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cross Fenced, Fenced, Flat Site, Landscaped, Park/Reserve,

Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed February 24th, 2025

Days on Market 66

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:17pm MDT