

## \$490,000 - 243 Ebbers Boulevard, Edmonton

MLS® #E4428286

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Ebbers, Edmonton, AB

**AFFORDABLE LUXURY IN EBBERS!** Sick and tired of small 2nd and 3rd bedrooms? Enjoy 2 LARGE primary suites with their own ENSUITES and 3rd Bedroom on the main floor! Walk in and enjoy the natural light from the upgraded windows throughout the floor plan. Open concept layout which includes another bedroom currently being utilized as an office! The kitchen with upgraded appliances like GAS STOVE and quartz countertops. Other features include UPGRADED lighting fixtures, upstairs laundry, 9ft ceilings, mantel fireplace, large composite deck with gas hook up and so much more! This home has been meticulously taken care of inside and out! Across from the pond with ample parking! Basement is unfinished and ready to be developed if needed. Enjoy the benefits of a corner lot without the extra shoveling! Close access to the Anthony Henday and Manning Town Centre, City Rec Centre, and the LRT.

Built in 2015

### Essential Information

MLS® #	E4428286
Price	\$490,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,527
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	243 Ebbers Boulevard
Area	Edmonton
Subdivision	Ebbers
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1R8

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	33
Zoning	Zone 02

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