

## \$898,800 - 312 Ferris Way, Edmonton

MLS® #E4434902

**\$898,800**

4 Bedroom, 3.50 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Gorgeous renovated WALKOUT bungalow w/over 4000 sf ttl luxury living space. Nestled on a quiet mature street, this beautiful home is ready to move in. Soaring ceilings & massive windows allows the sun light to fill the generous sized rms. Open concept plan for entertaining. The great rm has a feature 2 sided FP. Huge flex rm can be a music rm, 2nd bedrm or den. Gorgeous Chef's kitchen w/island, granite, Subzero fridge, wall oven, nook w/wine bar & FP. Formal DR steps onto a spacious sunny deck overlooking a private treed 8869 sf treed yard. 15x18' primary bedrm features a W/I closet & 5 pc Art Deco inspired ensuite. Repainted in 2024 in light modern tones. Much of the main level is adorned in espresso hardwood, new light fixtures & updated powder rm. Lower level has a summer kitchen/bar, FP, massive FR PLUS 3 bedrms (or use as an exercise area), 2 full bathrms, separate side entry & in floor heating. Triple 23x23 garage- new garage OH drs, repainted & epoxy flrs 2024. Steps to transit, park & shopping

Built in 1990

### Essential Information

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Price \$898,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,112                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 312 Ferris Way   |
| Area        | Edmonton         |
| Subdivision | Falconer Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 2E4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Walkout Basement, Wet Bar |
| Parking   | Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Dishwasher-Two |
| Heating           | In Floor Heat System, See Remarks, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Preserved Wood  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | EarlBuxton/StMary       |
| Middle     | Riverbend/JosephMacneil |
| High       | LillianOsborne/MMM      |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 14       |
| HOA Fees       | 150           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 17th, 2025 at 7:47pm MDT