

## \$728,000 - 1095 Falconer Road, Edmonton

MLS® #E4443062

**\$728,000**

4 Bedroom, 3.50 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to 1095 Falconer Road\*\*former show home\*\*in prestigious Falconer Heights. Situated on a corner lot and walking distance to Riverbend Park and shops, this beautifully maintained two-storey\*about 2,600 sq ft above grade plus 1,400 sq ft finished basement\*\*Almost 4,000 sq ft total living space. The main floor features soaring ceilings, formal living and dining rooms, a remodeled kitchen with massive island,two pantries, breakfast nook opening to a large deck, family room, den, laundry, and half bath. Upstairs, the bright primary bedroom has a large walk-in closet and renovated ensuite with double sinks and walk-in shower, plus two bedrooms and an updated bath.\*Recently renovated basement\*includes new paint, vinyl plank flooring,a large rec room with bar, fourth bedroom, and 3-piece bath. Additional features: A/C, two newer furnaces,\*double oversized garage\*.Just a 13-mins walk to the library, 16 mins walk to rec centre,\*\*close to top-ranked schools.The home offers luxury and convenience for family.

Built in 1990

### Essential Information

MLS® # E4443062

Price \$728,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,594
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1095 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2C9

### Amenities

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Earl Buxton School
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	64
Zoning	Zone 14
HOA Fees	200
HOA Fees Freq.	Annually

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 August 21st, 2025 at 6:47am MDT