

## \$729,900 - 1330 Falconer Road, Edmonton

MLS® #E4446070

**\$729,900**

5 Bedroom, 3.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

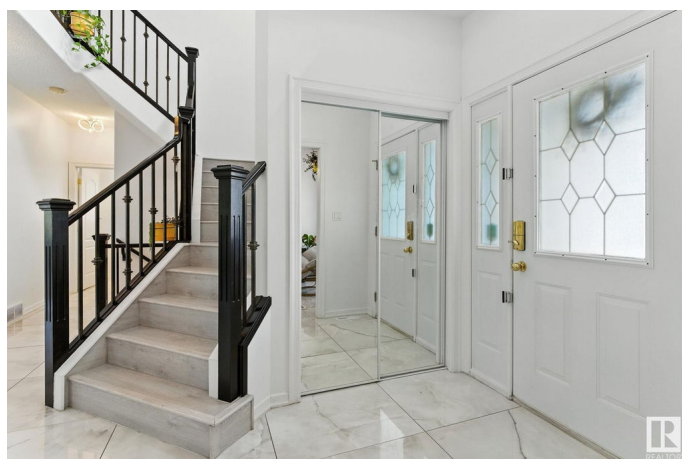
Modern and immaculately maintained, this 5-bedroom plus flex room, 3.5-bathroom home in Riverbend combines timeless style with thoughtful upgrades. Located in a quiet cul-de-sac, it features a bright chef's kitchen with stainless steel appliances, elegant countertops, a large island, and a corner pantry. The spacious primary suite includes a spa-inspired 4-piece ensuite and walk-in closet. The home is fully carpet-free offering low-maintenance, allergy-friendly living throughout all level. Upgrades include triple-pane windows, high-efficiency tankless water heater, new A/C, Culligan drinking water system, salt-free water conditioner, new gutters, and updated deck flooring. A vaulted bonus room with gas fireplace, main floor office/den, large mudroom, and main floor laundry add to the home's functionality. The fully finished basement includes extra living space and a versatile room ideal for a gym, guest area, or hobby space. A large deck and pie-shaped backyard offer privacy in a peaceful outdoor setting.

Built in 1998

### Essential Information

MLS® # E4446070

Price \$729,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,217                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1330 Falconer Road |
| Area        | Edmonton           |
| Subdivision | Falconer Heights   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2V5            |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Water Conditioner, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 14        |

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Listing information last updated on July 9th, 2025 at 12:32pm MDT