

## \$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	35
Zoning	Zone 14
HOA Fees	200
HOA Fees Freq.	Annually

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