

# \$479,900 - 261 Ebbers Boulevard, Edmonton

MLS® #E4422649

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,483 sqft  
Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Located in the desirable Ebbers community, this beautifully maintained three-bedroom home offers both functionality and style. Enjoy picturesque lake views right from your front step. Inside, the main floor office provides the perfect workspace, while the open-concept living area is ideal for relaxing or entertaining. The modern kitchen features sleek finishes and ample storage. Upstairs, the spacious bedrooms include a well-appointed primary suite. The landscaped yard enhances outdoor enjoyment, and the double-car garage adds convenience. Situated near Manning Village, you'll have easy access to shopping, dining, parks, and major roadways. A fantastic home in a great location! NOT A ZERO LOT!

Built in 2015

## Essential Information

MLS® #	E4422649
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,483
Acres	0.00
Year Built	2015



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Ebbers Boulevard
Area	Edmonton
Subdivision	Ebbers
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1R8

### **Amenities**

Amenities	Ceiling 9 ft., No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	41
Zoning	Zone 02

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 April 5th, 2025 at 10:02pm MDT