

## \$389,900 - 206 5029 Edgemont Boulevard, Edmonton

MLS® #E4450358

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,064 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Luxury Ravine-Side Living | Corner Unit with Premium Upgrades & Exceptional Storage. Welcome to this well maintained, corner unit nestled alongside a picturesque ravine offering the perfect blend of tranquility and style. Boasting 2 spacious bedrooms and 2 bathrooms, this sun-drenched unit is adorned with high-end finishes throughout. The open-concept floor plan highlights a generously sized living room framed by large windows that flood the space with natural light. The beautiful kitchen features sleek quartz countertops, stainless steel appliances, and ample cabinetry—ideal for both entertaining and everyday living. You'll also enjoy the added convenience of in-suite laundry and a wraparound balcony with gas BBQ hookup, perfect for outdoor dining. Storage will never be an issue with 2 underground parking stalls with secure storage cage and 2 additional titled storage units a rare and valuable feature. Just steps away from scenic walking trails and quick access to all amenities. This is a must see!

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450358  |
| Price  | \$389,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 206 5029 Edgemont Boulevard |
| Area        | Edmonton                    |
| Subdivision | Edgemont (Edmonton)         |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6M 0S8                     |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Secured Parking, Security Door, Storage-Locker Room, Storage Cage |
| Parking Spaces | 2                                                                                    |
| Parking        | Underground                                                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                  |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                            |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | EPDM Membrane                            |
| Construction | Wood, Brick, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Parkland Immanuel     |
| Middle     | Riverbend Junior High |
| High       | Lillian Osborne High  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 57         |
| HOA Fees       | 87.17           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$781           |

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Listing information last updated on August 8th, 2025 at 5:47pm MDT