

# \$559,900 - 2346 Egret Way, Edmonton

MLS® #E4466363

**\$559,900**

4 Bedroom, 2.50 Bathroom, 1,966 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Introducing a Brand New CORNER Lot, spacious 2-storey home built on traditional lot by Anthem, in the Highly Desirable Community of Weston at Edgemont, Located in the Heart of WEST Edmonton! This beautiful home offers 1 bedroom on Main Floor, SIDE Entry for Basement, 3 Bedrooms and a Bonus Room on Upstairs, Quartz Counter Tops, Front Double Attached Garage, Vinyl Flooring on main floor, in bathrooms, in laundry room and Carpet on Upper Floor, Convenient Upper Floor Laundry with linen shelf, Kitchen Appliances, Stunning lighting fixtures, His/Hers sinks in Ensuite, Walk Thru Pantry, Large dining area, Bright living room. Open concept main floor maximizes space.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4466363  |
| Price          | \$559,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,966     |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2346 Egret Way      |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert                                                                |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 57             |

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Listing information last updated on November 21st, 2025 at 11:48am MST