

**\$424,900 - N/A, Edmonton**

MLS® #E4450594

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,312 sqft  
Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Discover Manning Village Living This well-appointed 4-bedroom, 3.5-bathroom home in Manning Village offers comfortable family living without condo fees. The main floor open-concept design features a spacious living area flowing into the kitchen, which includes appliances, quartz countertops, an oversized island, ample cabinet storage, and a convenient powder room. The upper level consists of 3 bedrooms and a full bathroom. The primary bedroom suite has a walk-in closet and ensuite bathroom. The fully finished basement has a fourth bedroom, bathroom, and recreation room - perfect for family entertainment or relaxation. Private backyard with deck, fencing, and detached double garage. Conveniently situated with easy access to shopping, public transit, and community amenities.

Built in 2018

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450594  |
| Price          | \$424,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,312     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2018                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Ebbers   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Y 1R8  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
|------------|-----------------|

|        |                 |
|--------|-----------------|
| Middle | John D. Bracco  |
| High   | Eastglen School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 02         |

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Listing information last updated on August 2nd, 2025 at 1:02am MDT