

## **\$649,900 - 2549 Bell Court, Edmonton**

MLS® #E4444958

### **\$649,900**

3 Bedroom, 3.00 Bathroom, 2,361 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

A home for those that like the finer things in life; welcome to 2549 Bell Co SW. This beautiful home is located in the community of Black Mud Creek, a desired community with up scale homes, ravine walking trails, schools and more. Come inside this home and you are immediately greeted by the double door entrance as you enter into a grand foyer that is open to below and gives sightlines of beautiful railings that go up to the second level. 9ft ceilings, upgraded cabinets, moldings and countertops are just some of the features in this fully loaded home. Main floor den, oversized windows and a grand living room w stone fireplace and 20ft, coffered ceilings. Upstairs we have a loft that borders the open to below space and a large master w a massive ensuite. 2 additional good size rooms and a full bath complete the upper level. CENTRAL AC to keep you comfortable year round. Private west facing, pie lot that does not back onto another home and gets great sun throughout the day. Unfinished basement w 9' ceilings.

Built in 2012

### **Essential Information**

MLS® # E4444958

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,361                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2549 Bell Court |
| Area        | Edmonton        |
| Subdivision | Blackmud Creek  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1J9         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground |

|              |   |
|--------------|---|
|              | Nearby, Private Setting, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                  |
| Construction | Wood, Stone, Vinyl                                |
| Foundation   | Concrete Perimeter                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 55         |

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Listing information last updated on July 6th, 2025 at 4:32pm MDT