

## \$729,900 - 1330 Falconer Road, Edmonton

MLS® #E4446070

**\$729,900**

5 Bedroom, 3.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

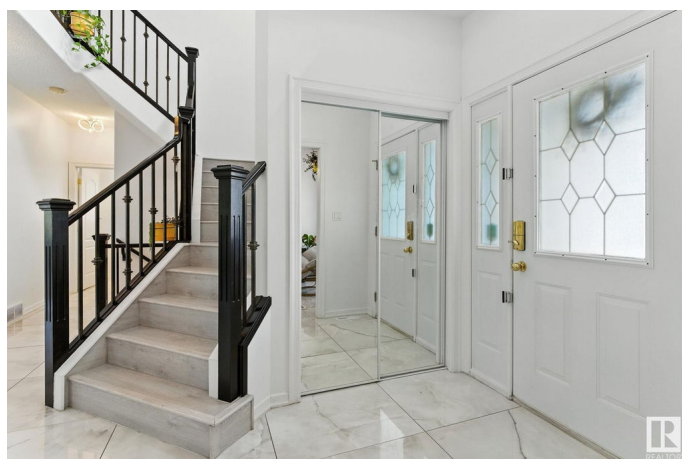
Modern and immaculately maintained, this 5-bedroom plus flex room, 3.5-bathroom home in Riverbend combines timeless style with thoughtful upgrades. Located in a quiet cul-de-sac, it features a bright chef's kitchen with stainless steel appliances, elegant countertops, a large island, and a corner pantry. The spacious primary suite includes a spa-inspired 4-piece ensuite and walk-in closet. The home is fully carpet-free offering low-maintenance, allergy-friendly living throughout all level. Upgrades include triple-pane windows, high-efficiency tankless water heater, new A/C, Culligan drinking water system, salt-free water conditioner, new gutters, and updated deck flooring. A vaulted bonus room with gas fireplace, main floor office/den, large mudroom, and main floor laundry add to the home's functionality. The fully finished basement includes extra living space and a versatile room ideal for a gym, guest area, or hobby space. A large deck and pie-shaped backyard offer privacy in a peaceful outdoor setting.

Built in 1998

### Essential Information

MLS® # E4446070

Price \$729,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1330 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Water Conditioner, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
Zoning	Zone 14

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 July 6th, 2025 at 10:48am MDT