

# \$449,900 - 1012 East Bend Bend, Edmonton

MLS® #E4461201

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,691 sqft  
Single Family on 0.00 Acres

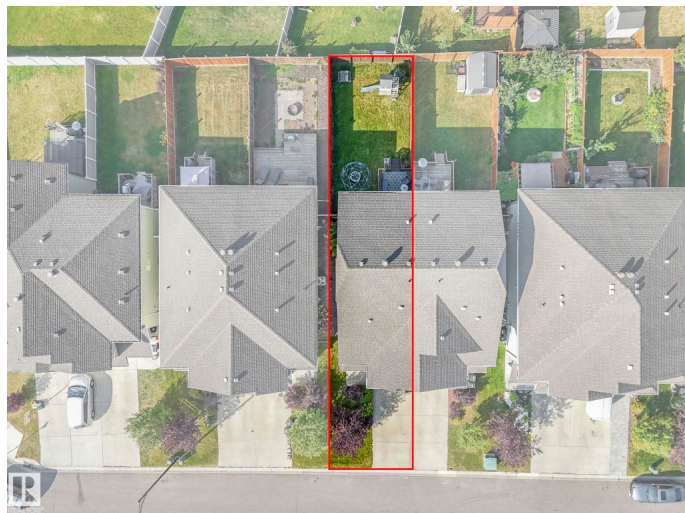
Edgemont (Edmonton), Edmonton, AB

Welcome to this stunning duplex in Edgemont offering 3 bedrooms plus a spacious bonus room and a finished basement with rec room. The main floor features a beautiful open concept design with a bright living area, modern kitchen and dining space that flows perfectly for entertaining. Upstairs, you'll find 3 bedrooms, including a generous primary suite, a convenient designer laundry room and a versatile bonus room. The basement adds even more living space with a rec room ideal for family nights or a home gym. Enjoy summer evenings on the deck, stay cool with central A/C, and appreciate the unbeatable location just steps to trails, community garden, and minutes from shopping. Quick access to the Henday makes your morning commute a breeze while being part of a welcoming, family-friendly community

Built in 2016

## Essential Information

MLS® #	E4461201
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,691



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1012 East Bend Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0V4

### **Amenities**

Amenities	Air Conditioner
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 7th, 2025
Days on Market	18

## Zoning

## Zone 57

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Listing information last updated on October 25th, 2025 at 7:47am MDT