

\$699,900 - 260 Falconer Link, Edmonton

MLS® #E4425965

\$699,900

3 Bedroom, 2.50 Bathroom, 1,713 sqft
Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to this custom built raised bungalow nestled in the prestigious neighborhood of Falconer Heights. As you enter the home, you'll be greeted by a bright and spacious foyer with plenty of natural light. The main floor consists of a large kitchen including an island, pantry and plenty of counter space, a spacious living room featuring a cozy wood fireplace, formal dining room, primary bedroom including a 5 piece ensuite and walk in closet. The main floor and lower level boasts 9- foot ceilings. The lower level consists of two bedrooms, 4 piece bathroom, den, and a huge family room with a gas fireplace. The home is equipped with in-floor heating throughout as well as the garage floor. The boiler was replaced in 2023. Triple attached garage with 8' overhead doors and a huge driveway for multiple vehicles. Shingles replaced in 2017. Beautifully landscaped yard with underground sprinkler. Located on a quiet street minutes to schools, shopping, parks and trails.

Built in 2002

Essential Information

MLS® #	E4425965
Price	\$699,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,713
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	260 Falconer Link
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Insulated, Over Sized, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Hot Water, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 15th, 2025

Days on Market 16

Zoning Zone 14

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