

## \$624,900 - 9104 Elves Loop, Edmonton

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MLS® #E4452307

**\$624,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

VALUE! Welcome to sought after EDGEMONT & Excel Homes popular model the Rosewood. At just under 2300 sf upon entering youâ€™re greeted with 9ft ceilings, LVP flooring, a grand foyer, setting up the FLEX ROOM & FULL BATH for multi-generational living or hosting guests. At the heart of the home, the open-concept main floor features a beautifully upgraded kitchen, an island extension, 1.25" QUARTZ COUNTERTOPS THROUGHOUT, SS appliances, Large WALK IN PANTRY flows seamlessly into bright & SPACIOUS great room and dining nook. Upstairs, the bonus room acts as natural divider, offering privacy between the primary suite and additional bedrooms. Completing second floor are a total of 4 bedrooms, full bath, and convenient laundry. The 9â€™ basement roughed-in for a 2 BEDROOM LEGAL SUITE. LEGAL FEES/CLOSING COSTS COVERED, FULL LANDSCAPING, CENTRAL A/C & BLINDS INCLUDED!! GREEN BUILT w/ecobee thermostat, tankless HW, & more! Completion August 26, 2025.

Built in 2025

### Essential Information

MLS® # E4452307

Price \$624,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,238                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9104 Elves Loop     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G2             |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detecto<br>Insulation-Upgraded, Smart/F<br>System, 9 ft. Basement Ceilir |
| Parking   | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Air Conditioning-Central, Di<br>Garage Opener, Microwave<br>Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation,<br>Schools, Shopping Nearby |



|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 57          |

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Listing information last updated on September 15th, 2025 at 1:47pm MDT