

# \$469,900 - 261 Ebbers Boulevard, Edmonton

MLS® #E4422649

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,483 sqft  
Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Located in the desirable Ebbers community, this beautifully maintained three-bedroom home offers both functionality and style. Enjoy picturesque lake views right from your front step. Inside, the main floor office provides the perfect workspace, while the open-concept living area is ideal for relaxing or entertaining. The modern kitchen features sleek finishes and ample storage. Upstairs, the spacious bedrooms include a well-appointed primary suite. The landscaped yard enhances outdoor enjoyment, and the double-car garage adds convenience. Situated near Manning Village, you'll have easy access to shopping, dining, parks, and major roadways. A fantastic home in a great location! NOT A ZERO LOT!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422649  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,483     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 261 Ebbers Boulevard |
| Area        | Edmonton             |
| Subdivision | Ebbers               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5Y 1R8              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Detached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 68                  |
| Zoning         | Zone 02             |

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Listing information last updated on May 3rd, 2025 at 1:17pm MDT