

## \$1,288,000 - 319 Ferris Way, Edmonton

MLS® #E4442316

**\$1,288,000**

4 Bedroom, 4.50 Bathroom, 3,161 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Spectacular lot backing to a gorgeous RAVINE. One of a kind GEM. 3161 sf plus a F/Fin forced walk out bsmt. Totally renovated! Exceptional finishings makes this better than NEW & at a much more affordable cost. Former Westhill show home custom designed by Rick Arndt Architects. Stunning curb appeal with the new stucco facade, windows & eaves. Bungalow w/upper loft has a 3 pc bath & a private deck w/City views. Soaring ceilings in the formal living rm adjacent to the dining rm. Modern light fixtures makes a special design statement. Chef's kitchen w/sleek modern cabinets, granite/quartz, 24" tile & upgr appliances. Primary retreat has a spa like ensuite w/steamer. Lots of hardwood. Additional bedrms have a Jack & Jill bathrm. Main floor den & laundry rm. Walkout has in floor heating, 2 furnaces, AC & 9' ceilings. Additional Rec rm, games area, full bath & bedrm. Private 12,000 sf pie lot perfect for outdoor entertaining. Oversized triple tandem 23 W X 25/35. Newer upgr shingles & aggregate driveway. A 10!

Built in 1990

### Essential Information

MLS® #	E4442316
Price	\$1,288,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,161
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	319 Ferris Way
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2C4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, 9 ft. Basement Ceiling
Parking	Tandem, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	StMary/EarlBuxton
Middle	JosephMacneil/Riverbend
High	MMM/LillianOsborne

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	95
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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