

## \$449,900 - 8925 Elves Loop, Edmonton

MLS® #E4459076

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,336 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to the ECHO model built by Excel Homes 35 year builder in sought after EDMONTON! On a quiet street, this beautiful UPGRADED half duplex with FRONT DOUBLE ATTACHED GARAGE awaits. Upon entering you are greeted with 9 FOOT MAIN FLOOR CEILING, LVP flooring, THICK 1.25" QUARTZ THROUGHOUT including kitchen countertops , stove-electric, refrigerator, dishwasher built-in & over the range microwave. Adjacent is the SPACIOUS livingroom. 1/2 bath completes the main floor. Upstairs is premium carpet, 3 bedrooms, including large primary with walk in closet, and 4 piece ensuite. Laundry and full main bath complete the upper level. SEPARATE ENTRANCE perfect for LEGAL SUITE. GREEN BUILT certified, includes tankless water system,HRV, insulated lines, eco bee thermostat, low E windows, solar panel rough-in and much more! REAR DECK & PREMIUM SIDING INCLUDED! BLINDS. FULL LANDSCAPING INCL. & MORE! Close to ALL amenities! COMPLETE OCTOBER 8TH.



Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4459076  |
| Price  | \$449,900 |

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,336         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8925 Elves Loop     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3G3             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Tankless, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, 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, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 55                   |
| Zoning         | Zone 57              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 17th, 2025 at 7:47am MST