

## \$878,800 - 312 Ferris Way, Edmonton

MLS® #E4434902

**\$878,800**

4 Bedroom, 3.50 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

Gorgeous renovated WALKOUT bungalow w/over 4000 sf ttl luxury living space. Nestled on a quiet mature street, this beautiful home is ready to move in. Soaring ceilings & massive windows allows the sun light to fill the generous sized rms. Open concept plan for entertaining. The great rm has a feature 2 sided FP. Huge flex rm can be a music rm, 2nd bedrm or den. Gorgeous Chef's kitchen w/island, granite, Subzero fridge, wall oven, nook w/wine bar & FP. Formal DR steps onto a spacious sunny deck overlooking a private treed 8869 sf treed yard. 15x18' primary bedrm features a W/I closet & 5 pc Art Deco inspired ensuite. Repainted in 2024 in light modern tones. Much of the main level is adorned in espresso hardwood, new light fixtures & updated powder rm. Lower level has a summer kitchen/bar, FP, massive FR PLUS 3 bedrms (or use as an exercise area), 2 full bathrms, separate side entry & in floor heating. Triple 23x23 garage- new garage OH drs, repainted & epoxy flrs 2024. Steps to transit, park & shopping

Built in 1990

### Essential Information

MLS® # E4434902

Price \$878,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,112
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	312 Ferris Way
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2E4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking	Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Dishwasher-Two
Heating	In Floor Heat System, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Preserved Wood, See Remarks

### **School Information**

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

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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 June 15th, 2025 at 9:47pm MDT