

## \$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	51
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 August 3rd, 2025 at 9:17am MDT