

## **\$849,000 - 311 Ferris Way, Edmonton**

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MLS® #E4446162

**\$849,000**

3 Bedroom, 2.50 Bathroom, 2,871 sqft

Single Family on 0.00 Acres

Falconer Heights, Edmonton, AB

PRESTIGIOUS FALCONER HEIGHTS. UNIQUE & ELEGANT. BACKING ONTO A RAVINE. This home offers 1980s MOVIE STAR level design. Adjacent to a walking path leading to the ravine - a RARE FIND. Curved vaulted living room wall. Block glass features. Tucked away on a quiet cul-de-sac with a circular front driveway. If you love to entertain this is THE HOME for you. Original owners. TRIPLE CAR garage. WALK OUT BASEMENT w/ a SOUTHWEST facing PRIVATE backyard with a walking path on one side of the home. 2657 SF above grade and an unspoiled basement adds an additional 1271 SF. Reverse pie shaped lot. CEDAR SHAKES replaced in 2012. U/G sprinkler system waters front and back. No maintenance deck offers TWO gaslines - one for the BBQ & one for your outdoor heater or firetable. Freshly painted top to bottom and brand new carpet. Ensuite boasts a long soaker tub and steam shower with a door to your UPPER BALCONY. The primary "suite" is truly a "boudoir." PRIME LOCATION. Close to playgrounds, schools and shopping.



Built in 1992

### **Essential Information**

MLS® #                      E4446162

Price                        \$849,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,871
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	311 Ferris Way
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2C8

### Amenities

Amenities	Deck, Sprinkler Sys-Underground, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Front Drive Access, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	51
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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