

# \$1,399,000 - 3 Quesnell Road, Edmonton

MLS® #E4458328

**\$1,399,000**

5 Bedroom, 3.50 Bathroom, 3,307 sqft

Single Family on 0.00 Acres

Quesnell Heights, Edmonton, AB

Welcome to this prestigious Quesnell Heights home only 5 min from the river valley in an area where the majority of lots can't be subdivided! Truly a rare find; this one-of-a-kind custom built home is completely upgraded & renovated highlighting 3300+ sq ft of above grade executive living space. 4+1 bdrms, main flr office, 3.5 baths, formal dining & living rm, main flr laundry, upper level tech space, finished bsmnt, A/C, heated garage—the list goes on! The kitchen is the heart of the home with access to all of the best spaces—the large dining rm or glorious nook with sightlines & access to the mature & private south backyard. The comfortable family rm is anchored by a reclaimed brick fireplace and custom teak wet bar! An entertainers dream! The residence boasts 2 woodburning fireplaces (one is double sided) plus 2 gas fireplaces, fully finished bsmnt boasting sauna, gym area, 5th bdrm & an abundance of rec space. Timeless, classic with modern appeal! Don't miss the opportunity to make this legacy home your own!



Built in 1973

## Essential Information

MLS® #	E4458328
Price	\$1,399,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,307
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3 Quesnell Road
Area	Edmonton
Subdivision	Quesnell Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5N1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck, Fire Pit, Front Porch, Gazebo, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, TV Wall Mount, Curtains and Blinds, Garage Heater
Heating	See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3

Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Rio, Pat Heights
Middle	Laurier
High	FX, JP

### Additional Information

Date Listed	September 18th, 2025
Zoning	Zone 22

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