

## \$399,900 - 527 Ebbers Way, Edmonton

MLS® #E4461437

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to the quiet community of Ebbers! This beautiful home offers a spacious backyard with a composite deck and no direct rear neighbors - perfect for private gatherings, late-night chats, and summer BBQs. Enjoy a central location just 5-7 minutes from Manning Town Centre and Londonderry Mall for shopping, dining, and entertainment. Nearby are public and Catholic elementary schools (5 mins), junior high (6 mins), and high school (12 mins). Northeast Community Health Centre is also just a 5-minute drive away. Convenient transit access with bus stops throughout the community, nearby train stations, and quick routes to Anthony Henday Drive. Families and outdoor lovers will appreciate the close proximity to Ebbers Park and the Manning Off-Leash Dog Park. Don't miss this exceptional home combining privacy, convenience, and comfort!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461437  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 527 Ebbers Way |
| Area        | Edmonton       |
| Subdivision | Ebbers         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 3T8        |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                              |
| Parking        | Single 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 | Cross Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

Date Listed           October 9th, 2025  
Days on Market     14  
Zoning                Zone 02

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