

# \$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, 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 |
| Days on Market | 14                   |
| Zoning         | Zone 22              |

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Listing information last updated on October 2nd, 2025 at 5:32pm MDT