

## \$895,000 - 1820 Bearspaw Drive, Edmonton

MLS® #E4446761

**\$895,000**

5 Bedroom, 4.00 Bathroom, 2,893 sqft

Single Family on 0.00 Acres

Keheewin, Edmonton, AB

WOW!! Relax in your own Personal Park in your private backyard . Located in a small Cul-de-sac in Bearspaw, this Beautiful 2900 square foot Bungalow is Loaded with features: MAIN FLOOR :Living Room, Dining Room, Large Kitchen with 6 Built In Appliances, Eating Nook, Family Room, Sunroom, Loft with 2 pc Bath, Large Primary Bedroom with Full Ensuite, Two large spare bedrooms, Full Main Bathroom and a 2 pc bathroom by the garage entrance, Laundry Room with sink and built in ironing board. BASEMENT : Recreation Room, Second Kitchen, Large Bedroom, 2nd Bedroom/Hobby Room, Full Bathroom, Cold Room , Storage Room, Separate entrance to basement from the garage. OUTSIDE: Large deck, Patio, Heated Work Shop, Storage Shed, Delightful Water Feature, Firepit, Trailer Parking in the Backyard, Extra Vehicle Parking beside the garage, Oversized Double Garage with Floor Drain. Too many extras to mention them all! Just WOW!!

Built in 1989

### Essential Information

MLS® #	E4446761
Price	\$895,000
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	2
Square Footage	2,893
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1820 Bearspaw Drive
Area	Edmonton
Subdivision	Keheewin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6K4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Heat Exchanger
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized, Parking Pad Cement/Paved, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Stove-Gas, Vacuum Systems, Washer
Heating	Heat Pump, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Oak Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	69
Zoning	Zone 16

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