

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

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 | 46             |
| Zoning         | Zone 14        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 20th, 2025 at 4:02pm MDT