

## \$849,900 - 1820 Bearspaw Drive, Edmonton

MLS® #E4446761

**\$849,900**

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     | \$849,900 |
| 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 | 136            |
| Zoning         | Zone 16        |

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Listing information last updated on November 21st, 2025 at 10:33am MST