

## \$869,900 - 2311 Bailey Court, Edmonton

MLS® #E4461738

**\$869,900**

6 Bedroom, 3.50 Bathroom, 2,672 sqft

Single Family on 0.00 Acres

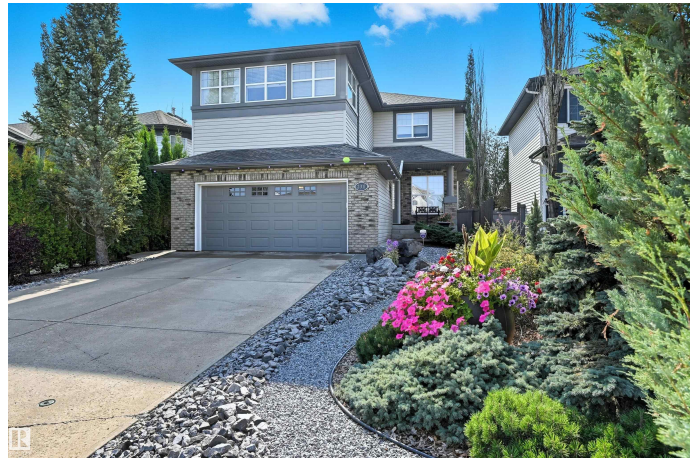
Blackmud Creek, Edmonton, AB

Welcome to this spacious family home perfectly situated close to schools, parks/ravine, shopping, and all amenities. This home offers ample room for the whole family including 5 bedrooms upstairs plus a spacious bonus room with fireplace, ideal for a playroom, home office, or media space. The large kitchen is the heart of the home, perfect for hosting family gatherings or entertaining friends, featuring quality cabinetry, abundant quartz counter space, walk through pantry and access to the private backyard with a remote control awing and beautiful gazebo. Enjoy even more living space with a fully finished basement, with a bedroom, bath & Rec room providing endless possibilities for recreation, hobbies, or guest accommodations. This home combines comfort, functionality, and luxury, making it the perfect place for your family to grow and thrive. Many upgrades throughout including, A/C, irrigation, water Softener, 3 fireplaces(all on thermostats), security system and more! Must to see!!

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461738  |
| Price    | \$869,900 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,672                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2311 Bailey Court |
| Area        | Edmonton          |
| Subdivision | Blackmud Creek    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1H9           |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Brick, Vinyl       |
| Foundation   | Concrete Perimeter       |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | FeeOtterson/RobertaMacadam |
| Middle     | FeeOtterson/DSMackenzie    |
| High       | MichaelMccaffery/AnneAnder |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 55            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 1:47pm MDT