

Courtesy Of Erin L Willman and Brian C Cyr Of RE/MAX Elite

\$599,900 - 474 Edgemont Drive, Edmonton

MLS® #E4422987

\$599,900

4 Bedroom, 4.00 Bathroom, 1,651 sqft
Single Family on 0.00 Acres

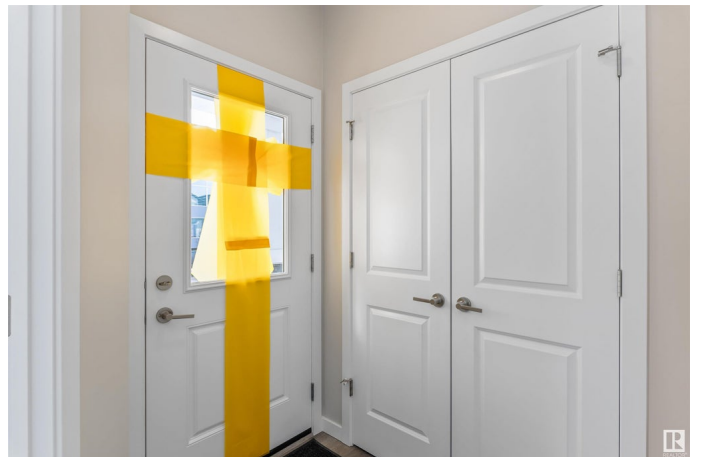
Edgemont (Edmonton), Edmonton, AB

Welcome to this brand new home featuring a LEGAL SUITE, perfect for a growing family or investment opportunity! The main floor boasts 9' ceilings, creating an open and airy feel throughout. A convenient main floor bedroom and a 3-piece bathroom are perfect for guests or multi-generational living. The open-concept white kitchen is a chef's dream, with a corner pantry and large island, ideal for meal prep and entertaining. The spacious living room provides a cozy space to relax, with direct access to the back deck and a double detached garage. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom which offers a walk-in closet and a 3-piece ensuite. The second floor also includes a main 4-piece bathroom, a bonus room for added flexibility, and convenient upstairs laundry. The fully finished basement features a legal suite, complete with a full kitchen, living room, one large bedroom, 4-piece bathroom, and its own laundry facilities -perfect for renters or extended family!

Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4422987 |
| Price | \$599,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,651 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 474 Edgemont Drive |
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1J8 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan, Microwave Hood Fan, Oven-Microwave, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 26th, 2025

Days on Market 39

Zoning Zone 57

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 April 6th, 2025 at 1:17am MDT