# \$599,900 - 474 Edgemont Drive, Edmonton

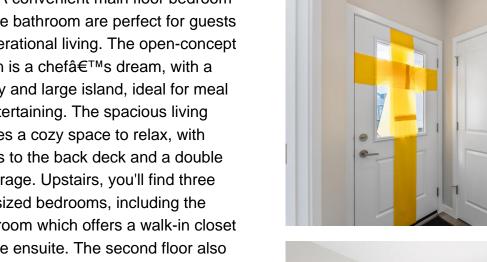
MLS® #E4422987

### \$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 38

Zoning Zone 57

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Listing information last updated on April 4th, 2025 at 11:17pm MDT