

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 40

Zoning Zone 57

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Listing information last updated on April 7th, 2025 at 5:17am MDT