

\$599,900 - 474 Edgemont Drive, Edmonton

MLS® #E4433334

\$599,900

5 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® # E4433334

Price \$599,900

Bedrooms 5



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 Suite	Yes
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 April 29th, 2025

Days on Market 2

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 May 1st, 2025 at 12:32pm MDT