

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

MLS® #E4422987

**\$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® # E4422987

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 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      52  
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 19th, 2025 at 10:47am MDT