

## **\$424,900 - 7343 Edgemont Way, Edmonton**

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MLS® #E4456549

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

**HOT LISTING IN EDMONTON!** Welcome home this lovingly maintained 2-Storey located in a wonderful family neighbourhood! This impeccably kept home offers 3 BEDROOMS and 3 BATHROOMS, an exceptional layout, and CENTRAL AIR CONDITIONING! Step into the cheerful main floor, featuring a COZY family room fully equipped with electric FIREPLACE! The trendy kitchen boasts a LARGE ISLAND with GRANITE COUNTERTOPS and leads to the BRIGHT and SPACIOUS dining area. Don't forget your ADORABLE FLEX SPACE, which can be used as an office, toy storage/play area - you name it! Head upstairs to your master bedroom, offering 9 FOOT CEILINGS, walk-in-closet, and full 4 pc ENSUITE. Upper level complete with 2 additional bedrooms, another full bathroom, and UPSTAIRS LAUNDRY! Basement layout extremely functional and even usable as-is. This PET-FREE, SMOKE-FREE HOME also boasts a DOUBLE GARAGE and natural gas BBQ HOOKUP. Easy access to the Anthony Henday. WALKING DISTANCE to groceries, playgrounds, restaurants, and more! Welcome Home!

Built in 2015

### **Essential Information**



|                |                      |
|----------------|----------------------|
| MLS® #         | E4456549             |
| Price          | \$424,900            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,409                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7343 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0P9             |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                             |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Bessie Nichols

Middle                      Kim Hung

High                          Oscar Romero

**Additional Information**

Date Listed                September 6th, 2025

Days on Market        9

Zoning                      Zone 57

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Listing information last updated on September 15th, 2025 at 10:17am MDT