

## \$500,000 - 474 Edgemont Drive, Edmonton

MLS® #E4445468

**\$500,000**

5 Bedroom, 3.50 Bathroom, 1,682 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont, one of South-West Edmonton's most sought-after communities, known for its scenic trails, schools, & family-friendly vibe. This brand-new, never-lived-in 2-storey from Excel Homes offers full builder warranty, 4 bedrooms upstairs plus a 1-bedroom LEGAL SUITE in the basement, each with its own laundry & full set of appliances. Visit the REALTOR's website for more information. A fully move-in ready experience, the grass is in, appliances are installed, & a double garage completes the package. Ideal for first-time buyers who want a tenant to help with the mortgage or investors looking for strong ROI & lower vacancy risk with two rentable spaces. Near Anthony Henday Drive, this home offers fast-track access throughout Edmonton which is perfect for commuters or those with busy lifestyles. Turnkey, income-ready, & built for long-term value. If you're looking for a stepping stone to head up the property ladder, or for a 2 for 1 investment opportunity, then this home might be your home

Built in 2024

### Essential Information

MLS® # E4445468

Price \$500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,682                  |
| 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      | On Street Parking, Ceiling 9 ft., Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Hood Fan, Microwave Hood Fan, Oven-Microwave, Washer, 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, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Thorncliffe School   |
| Middle     | Parkview School      |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 57        |

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Listing information last updated on July 10th, 2025 at 5:47am MDT