

# \$848,000 - 741 Mattson Drive, Edmonton

MLS® #E4443640

**\$848,000**

8 Bedroom, 5.00 Bathroom, 2,021 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Brand new 8-bed, 5-bath investment gem in a booming neighborhood! This property features a 2-bed/1-bath LEGAL BASEMENT SUITE with SEPERATE ENTRANCE, plus a 2-bed/1-bath GARAGE SUITE complete with a living room, kitchen, utility room, and storage—ideal for multi-family living. The main floor offers a spacious bedroom and a bath perfect for elderly family, sun-filled living feature fireplace, dining, kitchen, storage. Upstairs includes 3 spacious bedrooms, 2 baths, a bonus room, laundry, including a primary suite with walk-in closet and ensuite. Architecturally designed with huge windows for natural light, creating a bright, airy feel. Located near schools, shopping, parks, and transit, this property is a rare opportunity . Ample storage and thoughtful layout make it perfect for large families.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443640  |
| Price          | \$848,000 |
| Bedrooms       | 8         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 2,021     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 741 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 3G3           |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Ceiling 9 ft., Guest Suite, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Detached                             |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Suite         | Yes                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Airport Nearby, Commercial, Corner Lot, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stone, Vinyl                                               |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 88              |

## Zoning

## Zone 53

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Listing information last updated on September 16th, 2025 at 2:17pm MDT