

## \$639,000 - 7310 Edgemont Way, Edmonton

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MLS® #E4456187

**\$639,000**

5 Bedroom, 3.50 Bathroom, 1,952 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Located in the heart of desirable Edgemont! This BEAUTIFUL home has been freshly painted and includes a rare 2 bedroom LEGAL SUITE in the basement! Open concept layout with 9 ft ceilings on the main floor! Large living room with tile to the ceiling fireplace and a kitchen that is PERFECT for entertaining! Kitchen highlights include upgraded Cabinetry, Stainless Steel appliances, and chimney hood fan! Dining room can fit a great sized table and you can enjoy a nice view of your large backyard! Upstairs you will find a large family room perfect to binge your favourite show or enjoy the big game! Primary Bedroom conveniently has a walk in closet and 4 pc ensuite! 2 great sized bedrooms complete the upper level! The LEGAL Suite includes a nice open living area with full size kitchen and 2 bedrooms! Looking for a rent helper or an investors dream? This unique basement suite setup is generating a premium rent! Close proximity to Anthony Henday, Whitemud, public transit, Windermere, and West Edmonton Mall!

Built in 2015

### Essential Information

MLS® # E4456187

Price \$639,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,952                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7310 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0S1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | See Remarks |

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

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 57             |

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Listing information last updated on October 15th, 2025 at 4:18pm MDT