

## \$624,900 - 7298 Edgemont Way, Edmonton

MLS® #E4437837

**\$624,900**

5 Bedroom, 3.50 Bathroom, 1,917 sqft

Single Family on 0.00 Acres

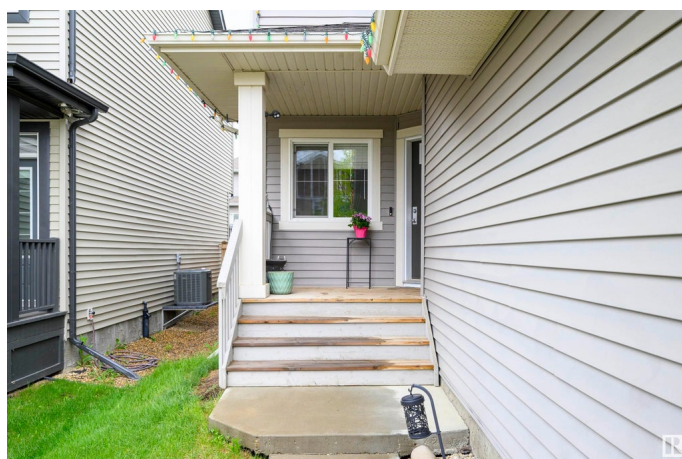
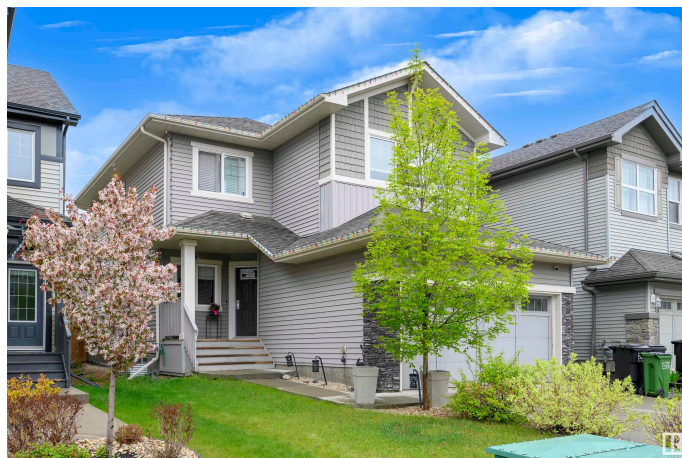
Edgemont (Edmonton), Edmonton, AB

Welcome to this exceptional home featuring a **LEGAL TWO BEDROOM BASEMENT SUITE** in Edgemont. Ideal for homeowners seeking a mortgage helper or investors looking for a lucrative income property, this residence offers a spacious main floor with a large kitchen adorned with granite countertops and a sizable island, perfect for hosting gatherings. Adjacent to the kitchen is a spacious family room with large windows overlooking the expansive backyard. The main floor is complete with a den, a 2-piece bathroom, and convenient laundry facilities. Upstairs, discover three generous bedrooms, two separate 4-piece bathrooms including an ensuite, and a spacious bonus room. The basement suite boasts separate laundry facilities, two large bedrooms, and a spacious living room, making it an attractive option for renters or extended family members.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437837  |
| Price      | \$624,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,917                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7298 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2N5             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Deck, Front Porch |
| Parking   | Double Garage Attached           |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed May 22nd, 2025

Days on Market 25

Zoning Zone 57

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Listing information last updated on June 16th, 2025 at 1:47pm MDT