

## \$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	10
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 8:32am MDT