# \$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

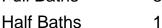
#### **Essential Information**

MLS® # E4437837 Price \$624,900

Bedrooms 5

Bathrooms 3.50

Full Baths 3









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

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 June 16th, 2025 at 12:47pm MDT