

Courtesy Of Jeff D Jackson Of Bode

## \$524,895 - 774 Mattson Drive, Edmonton

MLS® #E4438684

**\$524,895**

4 Bedroom, 3.00 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Basement comes with 2 windows. Spindle railing on the main floor was added to create a modern look. Cozy up by the 50" electric hot and cold fireplace in the great room. 4-piece ensuite with upgraded walk-in shower and dual sinks. All LED disc lights were upgraded to 5000k white light. Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer This Bedrock home includes a complete appliance package that has: Stainless Steel kitchen appliances including a 32 cu. Ft. French door fridge with bottom freezer and ice machine, electric range, OTR microwave and built-in dishwasher. Photos representative.

Built in 2025

### Essential Information

MLS® # E4438684

Price \$524,895



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,713
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	774 Mattson Drive
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### Amenities

Amenities	No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Park/Reserve, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	33
Zoning	Zone 53

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 29th, 2025 at 4:47pm MDT