

## \$419,900 - 7386 Edgemont Way, Edmonton

MLS® #E4461304

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,434 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This beautiful 1400 sq ft END UNIT in sought-after Edgemont combines modern design with the comfort of a half-duplex - sharing only one wall and offering no condo fees. The bright, open main floor features laminate flooring, a stylish electric wall-mounted fireplace, and a spacious kitchen with a large island, added cabinetry, and a seamless flow to the dining area. A MAIN FLOOR DEN provides a quiet retreat for work or study. Upstairs, three bedrooms await, including a generous primary suite with 9-ft ceilings, ceiling fan, walk-in closet, and 4-piece ensuite. A large laundry space with excellent storage completes the upper level. The landscaped, fenced backyard offers outdoor enjoyment and leads to a double detached garage with a full driveway for additional parking. Located close to shopping, scenic ravine and river valley trails, and just minutes to West Edmonton Mall with easy access to Anthony Henday.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461304  |
| Price      | \$419,900 |
| Lease Rate | \$7       |
| Bedrooms   | 3         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,434                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7386 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0P4             |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Vinyl Windows |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Detached                               |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 57           |

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Listing information last updated on November 2nd, 2025 at 1:32pm MST