

# \$454,899 - 6 710 Mattson Drive, Edmonton

MLS® #E4427505

**\$454,899**

3 Bedroom, 2.50 Bathroom, 1,668 sqft  
Condo / Townhouse on 0.00 Acres

Mattson, Edmonton, AB

Welcome to The Rise at Mattson! These attached-garage townhomes offer farmhouse vibes with a modern twist in Southeast Edmonton's highly sought-after Mattson community. Unit 6 is an interior unit as part of a fourplex, featuring our double-attached garage model, the Equinox, which includes 1,623 square feet of living space with an option to develop the basement. . EQUINOX FEATURES: Coastal Contemporary Exterior Gorgeous Galley Kitchen Cozy Dining Nook + Living Room Spacious Loft + 3 Bedrooms Upstairs 3-piece Primary Ensuite + Walk-in Closet Please note this is an interior unit so legal suite is not an option. Renderings illustrate the end unit layout for visual reference only. This 57-unit project features multiple units at different stages of construction. Photos are representative.



Built in 2025

## Essential Information

MLS® #	E4427505
Price	\$454,899
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,668

Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6 710 Mattson Drive
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	37

Zoning	Zone 53
Condo Fee	\$100

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 May 1st, 2025 at 2:47am MDT