

\$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	3
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 6th, 2025 at 3:32pm MDT