

## **\$650,000 - 7310 Edgemont Way, Edmonton**

---

MLS® #E4456187

**\$650,000**

5 Bedroom, 3.50 Bathroom, 1,952 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Located in the heart of desirable Edgemont! This BEAUTIFUL home has been freshly painted and includes a rare 2 bedroom LEGAL SUITE in the basement! Open concept layout with 9 ft ceilings on the main floor! Large living room with tile to the ceiling fireplace and a kitchen that is PERFECT for entertaining! Kitchen highlights include upgraded Cabinetry, Stainless Steel appliances, and chimney hood fan! Dining room can fit a great sized table and you can enjoy a nice view of your large backyard! Upstairs you will find a large family room perfect to binge your favourite show or enjoy the big game! Primary Bedroom conveniently has a walk in closet and 4 pc ensuite! 2 great sized bedrooms complete the upper level! The LEGAL Suite includes a nice open living area with full size kitchen and 2 bedrooms! Looking for a rent helper or an investors dream? This unique basement suite setup is generating a premium rent! Close proximity to Anthony Henday, Whitemud, public transit, Windermere, and West Edmonton Mall!

Built in 2015

### **Essential Information**

MLS® # E4456187

Price \$650,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7310 Edgemont Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	1
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 September 5th, 2025 at 4:32pm MDT