

## **\$349,900 - 45 7385 Edgemont Way, Edmonton**

MLS® #E4457684

### **\$349,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Desirable sought after location in EDMONTON. This well maintained 2 storey Townhouse offers over 1500 sq ft, 3 bedrooms and 3 bathrooms. Spacious open living area. Modern kitchen with sliding doors to BALCONY, quartz counters, large island with seating, plenty of cabinetry. Nice size bright living room with adjoining dining area. Convenient 2 piece bathroom. Upstairs offers, Primary bedroom with 3 piece ensuite and walk in closet. 4 piece bathroom, and two other generous sized bedrooms. Basement with laundry area and storage, access to garage. Enjoy the low maintenance fenced yard backing on to walkway. DOUBLE ATTACHED GARAGE, LOW CONDO FEES. Super location with convenient access to Anthony Henday & Whitemud, shopping, transit and schools.

Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4457684  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,532     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 45 7385 Edgemont Way |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0R9              |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                           |

### Interior

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

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 13th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 57 |
| Condo Fee      | \$255   |

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Listing information last updated on September 17th, 2025 at 8:32am MDT