

## \$634,900 - 7298 Edgemont Way, Edmonton

MLS® #E4464916

**\$634,900**

5 Bedroom, 3.50 Bathroom, 1,946 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

The BEST that EDMONTON has to offer. This home features a LEGAL two-bedroom basement suite, PERFECT for homeowners seeking a MORTGAGE HELPER or investors pursuing steady INCOME. Offering an IDEAL blend of COMFORT and VERSATILITY, the main floor showcases a SPACIOUS kitchen with GRANITE COUNTERTOPS, a LARGE ISLAND, and an OPEN LAYOUT perfect for entertaining. A BRIGHT family room with EXPANSIVE WINDOWS overlooks the GENEROUS BACKYARD, while a den, 2-piece bath, and CONVENIENT LAUNDRY complete the level. Upstairs, youâ€™ll find three LARGE BEDROOMS, two 4-piece bathrooms including an ensuite, and a ROOMY BONUS ROOM. The LEGAL basement suite includes separate laundry, two sizable bedrooms, and a SPACIOUS LIVING AREA â€“ perfect for TENANTS or EXTENDED FAMILY.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464916  |
| Price      | \$634,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,946                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7298 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2N5             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Deck, Front Porch |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Stone Facing                                                                                                                                         |
| Stories           | 3                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, Vinyl       |
| Exterior Features | Fenced, Flat Site |
| 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 | November 6th, 2025 |
| 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 November 6th, 2025 at 7:17pm MST