

## \$624,900 - 7298 Edgemont Way, Edmonton

MLS® #E4437837

**\$624,900**

5 Bedroom, 3.50 Bathroom, 1,917 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this exceptional home featuring a **LEGAL TWO BEDROOM BASEMENT SUITE** in Edgemont. Ideal for homeowners seeking a mortgage helper or investors looking for a lucrative income property, this residence offers a spacious main floor with a large kitchen adorned with granite countertops and a sizable island, perfect for hosting gatherings. Adjacent to the kitchen is a spacious family room with large windows overlooking the expansive backyard. The main floor is complete with a den, a 2-piece bathroom, and convenient laundry facilities. Upstairs, discover three generous bedrooms, two separate 4-piece bathrooms including an ensuite, and a spacious bonus room. The basement suite boasts separate laundry facilities, two large bedrooms, and a spacious living room, making it an attractive option for renters or extended family members.

Built in 2015

### Essential Information

MLS® #	E4437837
Price	\$624,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,917
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
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

### Additional Information

Date Listed May 22nd, 2025

Days on Market 31

Zoning Zone 57

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