

## \$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. 17'x23'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     57  
Zoning                 Zone 57  
Condo Fee             \$255

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