

## \$430,000 - 7327 Edgemont Way, Edmonton

MLS® #E4458768

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Thoughtfully designed and immaculately maintained, this end triplex unit invites you to embrace a life of modern comfort and effortless style. Step onto your charming front porch and into an open main floor where every detail encourages connection and ease. Whether you're hosting friends in the spacious living and dining area or preparing a meal in the kitchen that flows seamlessly alongside, you'll appreciate the natural light that fills the room from the large front and back windows. A half-bath, generous pantry, and dual closets thoughtfully cater to your everyday needs. 3 well-appointed bedrooms offer versatile spaces to nurture your family's needs. The primary suite is complete with a private ensuite, while a main 4-piece bath and upstairs laundry space round out this well-balanced home. Let's not forget the unfinished basement, an open canvas, prepped with a bathroom rough-in, inviting you to design a space that's uniquely yours.

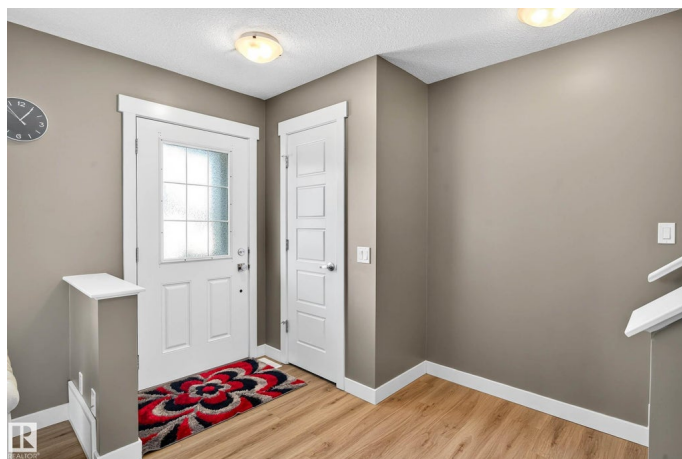
Built in 2016

### Essential Information

MLS® # E4458768

Price \$430,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,340                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7327 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0S1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 57              |

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