# **\$524,900 - 774 Mattson Drive, Edmonton**

MLS® #E4438684

#### \$524,900

4 Bedroom, 3.00 Bathroom, 1,713 sqft Single Family on 0.00 Acres

Mattson, Edmonton, AB

Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Basement comes with 2 windows. Spindle railing on the main floor was added to create a modern look. Cozy up by the 50― electric hot and cold fireplace in the great room. 4-piece ensuite with upgraded walk-in shower and dual sinks. All LED disc lights were upgraded to 5000k white light. Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer This Bedrock home includes a complete appliance package that has: Stainless Steel kitchen appliances including a 32 cu. Ft. French door fridge with bottom freezer and ice machine, electric range, OTR microwave and built-in dishwasher. Photos representative.

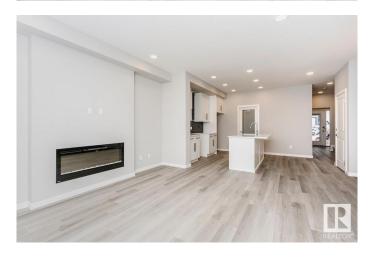


## **Essential Information**

MLS® # E4438684 Price \$524,900







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,713 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 774 Mattson Drive

Area Edmonton
Subdivision Mattson
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1A3

## **Amenities**

Amenities No Animal Home, No Smoking Home, Smart/Program. Thermostat

Parking Spaces 2

Parking Parking Pad Cement/Paved

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Park/Reserve, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 27th, 2025

Days on Market 20

Zoning Zone 53

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 June 16th, 2025 at 4:32pm MDT