

\$620,000 - 7310 Edgemont Way, Edmonton

MLS® #E4456187

\$620,000

5 Bedroom, 3.50 Bathroom, 1,952 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Located in the heart of desirable Edgemont! This BEAUTIFUL home has been freshly painted and includes a rare 2 bedroom LEGAL SUITE in the basement! Open concept layout with 9 ft ceilings on the main floor! Large living room with tile to the ceiling fireplace and a kitchen that is PERFECT for entertaining! Kitchen highlights include upgraded Cabinetry, Stainless Steel appliances, and chimney hood fan! Dining room can fit a great sized table and you can enjoy a nice view of your large backyard! Upstairs you will find a large family room perfect to binge your favourite show or enjoy the big game! Primary Bedroom conveniently has a walk in closet and 4 pc ensuite! 2 great sized bedrooms complete the upper level! The LEGAL Suite includes a nice open living area with full size kitchen and 2 bedrooms! Looking for a rent helper or an investors dream? This unique basement suite setup is generating a premium rent! Close proximity to Anthony Henday, Whitemud, public transit, Windermere, and West Edmonton Mall!

Built in 2015

Essential Information

MLS® # E4456187

Price \$620,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7310 Edgemont Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S1

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks

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	September 4th, 2025
Days on Market	54
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 October 28th, 2025 at 9:02am MDT