

## \$339,997 - 18 7385 Edgemont Way, Edmonton

MLS® #E4457742

**\$339,997**

3 Bedroom, 2.50 Bathroom, 1,491 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to the community of Edgemont! This 3 bed, 2.5 bath townhouse with LOW CONDO FEES combines modern living with a rustic touch. The lower level features a versatile flex/den space, with added mudroom storage off the double attached garage. Head upstairs to find a spacious kitchen featuring granite countertops & a large island, flowing to the open concept living and dining area with a coffee/wine bar that is perfect for entertaining. Access to a spacious balcony and convenient main floor laundry finishes off the main floor. Upstairs you will find a primary bed with a large WIC and 3pc ensuite, as well as 2 additional beds & a 4pc main bath. Recent upgrades include newer vinyl plank flooring (2024), a portable A/C unit (2024), and freshly cleaned carpets & furnace (Sept 2025). Unit also features added wall insulation for noise reduction. Located close to grocery stores, fitness studios, gas stations, parks, public transit, and easy access to Anthony Henday, this home combines comfort with convenience.

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4457742  |
| Price    | \$339,997 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,491             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 18 7385 Edgemont Way |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0R9              |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Patio, See Remarks |
| Parking   | Double Garage Attached                                                                         |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                        |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 57              |
| Condo Fee      | \$257                |

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Listing information last updated on September 25th, 2025 at 6:17pm MDT