

## \$349,900 - 20 7385 Edgemont Way, Edmonton

MLS® #E4448648

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,351 sqft  
Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this modern 3-storey townhome in desirable Edgemont! With LOW CONDO FEES, this bright and stylish home offers 3 bedrooms, 2.5 baths, and smart, functional living space throughout. Step into your private front patio and enter the main level featuring a den/home office and direct access to the double attached garage. The open-concept second level is ideal for entertaining, with a spacious living room, 2-piece guest bath, laundry, and a sleek kitchen with a large centre island overlooking a generous dining area that opens onto the large balcony. Upstairs, you'll find 3 comfortable bedrooms including a primary suite with 3-piece ensuite, and a 4-piece main bath completes this floor. Located in a family-friendly community close to shopping, parks, schools, and with easy access to the Anthony Henday. Perfect for first-time buyers or investors—move-in ready and beautifully finished!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448648  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,351             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 7385 Edgemont Way |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0R9              |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Parking-Visitor, Patio, See Remarks |
| Parking   | Double Garage Attached                    |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 3                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Partial, Finished                                                                        |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 57         |
| Condo Fee      | \$257           |

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Listing information last updated on August 5th, 2025 at 1:02am MDT