

# **\$774,999 - 7135 Edgemont Way, Edmonton**

MLS® #E4434852

**\$774,999**

3 Bedroom, 3.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Luxury Meets Functionality in This Stunning Corner-Lot Home Backing Onto a Peaceful Pond. Step into refined living with this exquisite 2022-built corner-lot home offering privacy, space, and scenic tranquility. This modern residence is designed to impress with over 9-foot ceilings on the main floor and an abundance of natural light throughout. 3 Spacious Bedrooms + Bonus Room – Versatile living for families, professionals, and guests. 3.5 Bathrooms – Including a spa-like master ensuite with a walk-in closet and private deck. Open-Concept Main Floor – Seamlessly flows into the living, dining, and kitchen spaces. Oversized Garage – Includes an extra fridge and ample room for storage or hobbies. Smart Home Features – Program thermostat, smart door lock, water leak and freezer detectors, and garage door opener. Energy-Efficient Design – Solar panels, triple-pane dual Low-E Argon windows, 2x6 construction, R20 insulated in basement. Gas BBQ Hookups for walkout basement and main. Get Ready to Be Impressed!

Built in 2022

## **Essential Information**

MLS® # E4434852

Price \$774,999



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,131
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7135 Edgemont Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sister Annatta Brockman K-
Middle	Kim Hung K-9
High	Edgemont to open fall 2027

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	7
Zoning	Zone 57

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