# \$469,800 - 7716 Eifert Crescent, Edmonton

MLS® #E4441418

## \$469,800

3 Bedroom, 2.50 Bathroom, 1,357 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Exceptional family living in the heart of Edgemont! This bright and beautifully maintained 3-bedroom, 2.5-bath home is ideally located on a quiet crescent, just steps from scenic walking trails that connect to Edmonton's River Valley path system. Natural light fills the home throughout the day, creating a warm and welcoming atmosphere. Perfect for growing families, this home is within walking distance to the future Kâ€"9 school and close to everyday amenities, including grocery stores, cafes, and professional services. West Edmonton Mall is just a short drive away, and quick access to Anthony Henday Drive makes commuting easy. Edgemont is one of West Edmonton's most desirable newer communitiesâ€"offering the perfect blend of nature and urban convenience. This home has been immaculately cared for, with freshly cleaned windows that make it feel sparkling and refreshed. Don't miss this fantastic opportunity to call Edgemont home!

Built in 2017

### **Essential Information**

MLS® # E4441418 Price \$469,800

Bedrooms 3







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,357 Acres 0.00 Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 7716 Eifert Crescent

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0W2

## **Amenities**

Amenities No Smoking Home

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 9th, 2025

Days on Market 5

Zoning Zone 57

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