

Courtesy Of Jeff D Jackson Of Bode

## \$519,900 - 774 Mattson Drive, Edmonton

MLS® #E4438684

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

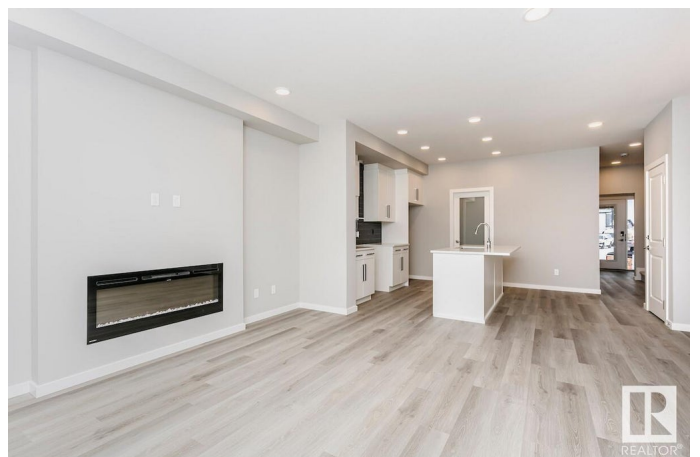
Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Basement comes with 2 windows. Spindle railing on the main floor was added to create a modern look. Cozy up by the 50" electric hot and cold fireplace in the great room. 4-piece ensuite with upgraded walk-in shower and dual sinks. All LED disc lights were upgraded to 5000k white light. Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer This Bedrock home includes a complete appliance package that has: Stainless Steel kitchen appliances including a 32 cu. Ft. French door fridge with bottom freezer and ice machine, electric range, OTR microwave and built-in dishwasher. Photos representative.

Built in 2025

### Essential Information

MLS® # E4438684

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,713                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 774 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1A3           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 2  |
| Parking        | Parking Pad Cement/Paved                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Park/Reserve, Public Transportation, Schools, Shopping |

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 53        |

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 May 31st, 2025 at 8:17am MDT