

# **\$749,948 - 7135 Edgemont Way, Edmonton**

MLS® #E4434852

**\$749,948**

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 â€“ Versatile living for families, professionals, and guests. 3.5 Bathrooms â€“ Including a spa-like master ensuite with a walk-in closet and private deck. Open-Concept Main Floor â€“ Seamlessly flows into the living, dining, and kitchen spaces. Oversized Garage â€“ Includes an extra fridge and ample room for storage or hobbies. Smart Home Features â€“ Program thermostat, smart door lock, water leak and freezer detectors, and garage door opener. Energy-Efficient Design â€“ 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	\$749,948



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
Is Waterfront	Yes

### 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        84  
Zoning                      Zone 57

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