

## \$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 K-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 communities 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                6

Zoning                            Zone 57

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Listing information last updated on June 14th, 2025 at 11:02pm MDT