

## \$349,900 - 20 7385 Edgemont Way, Edmonton

MLS® #E4448648

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,351 sqft

Condo / Townhouse on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this modern 3-storey townhome in desirable Edgemont! With LOW CONDO FEES, this bright and stylish home offers 3 bedrooms, 2.5 baths, and smart, functional living space throughout. Step into your private front patio and enter the main level featuring a den/home office and direct access to the double attached garage. The open-concept second level is ideal for entertaining, with a spacious living room, 2-piece guest bath, laundry, and a sleek kitchen with a large centre island overlooking a generous dining area that opens onto the large balcony. Upstairs, you'll find 3 comfortable bedrooms including a primary suite with 3-piece ensuite, and a 4-piece main bath completes this floor. Located in a family-friendly community close to shopping, parks, schools, and with easy access to the Anthony Henday. Perfect for first-time buyers or investorsâ€™ move-in ready and beautifully finished!

Built in 2015

### Essential Information

MLS® #	E4448648
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	20 7385 Edgemont Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R9

### Amenities

Amenities	Deck, Parking-Visitor, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 57
Condo Fee	\$257

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