

## **\$469,888 - 7780 Eifert Crescent, Edmonton**

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MLS® #E4431246

**\$469,888**

3 Bedroom, 2.50 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover exceptional family living in one of West Edmonton's most sought-after communities. This bright & beautifully maintained 3-bedroom, 2.5-bath home is perfectly situated on a quiet crescent in Edgemont—just steps from walking trails that link to the city's River Valley path system. With a desirable south-facing backyard, the home is bathed in natural light throughout the day, creating a warm & welcoming atmosphere. Enjoy the convenience of being within walking distance to the future K-9 school, ideal for growing families, & just minutes from everyday essentials including grocery stores, cafes & professional services. West Edmonton Mall is a quick drive away. Edgemont is a vibrant, newer community known for its blend of nature and urban convenience—offering quick access to major routes like Anthony Henday Drive while maintaining a peaceful, family-friendly vibe. This home is beautifully maintained. Fresh window cleaning has made this home sparkling & like brand-new! This home is truly move-in ready!



Built in 2017

### **Essential Information**

MLS® #                      E4431246

Price                         \$469,888

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7780 Eifert Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0W1

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	Zone 57

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Listing information last updated on April 30th, 2025 at 6:17pm MDT