

## \$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                19

Zoning                              Zone 57

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Listing information last updated on June 28th, 2025 at 4:32am MDT