

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

MLS® #E4431246

**\$469,888**

3 Bedroom, 2.50 Bathroom, 1,544 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

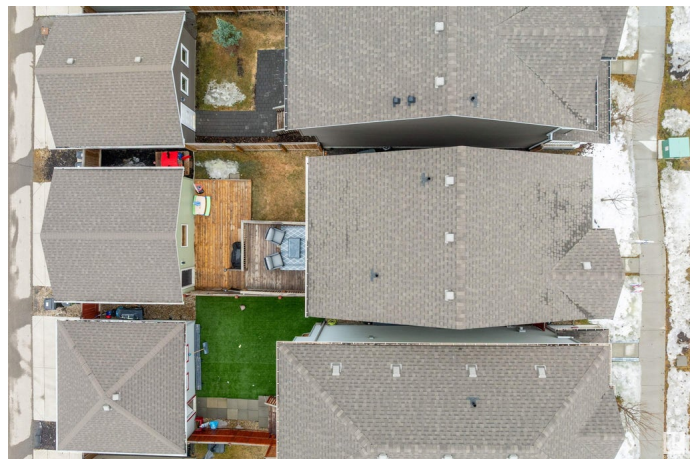
Discover exceptional family living in one of West Edmonton's most sought-after communities. This bright & beautifully maintained 3-bedroom, 2.5-bath home is perfectly situated on a quiet crescent in Edgemont—just steps from walking trails that link to the city's River Valley path system. With a desirable 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	8
Zoning	Zone 57

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Listing information last updated on April 24th, 2025 at 6:32am MDT