

Courtesy Of . Sukhvir Singh and . Simranjeet Singh Of Exp Realty

# \$899,000 - 703 Mattson Drive, Edmonton

MLS® #E4422739

**\$899,000**

8 Bedroom, 5.00 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Discover a remarkable custom-built and bigger corner lot property designed for both luxury living and exceptional investment offers a total of 8 BEDROOMS and 5 full BATHROOMS, making it ideal for families or as a lucrative rental property. Spacious main floor bedroom with a full bath Expansive chef's kitchen equipped with stainless steel appliances with countertops, and a large island. Bright and inviting dining area perfect for gatherings. Legal 2-bedroom basement suite (over 700 sq ft) with large windows and high ceilings, ensuring a bright and comfortable living space 2-bedroom legal garage suite situated above the TRIPLE car garage, providing additional rental income. Just minutes away from two commercial big Plaza's, scenic walking trails, parks, and schools Only 15 minutes from Edmonton International Airport, perfect for travel convenience. Don't miss out on this unique Investments



Built in 2024

## Essential Information

MLS® #	E4422739
Price	\$899,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5

Square Footage	2,131
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	703 Mattson Drive
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3G3

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Commercial, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 24th, 2025

Days on Market 47

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 4:47am MDT