

\$868,000 - 741 Mattson Drive, Edmonton

MLS® #E4443640

\$868,000

8 Bedroom, 5.00 Bathroom, 2,021 sqft
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Brand new 8-bed, 5-bath investment gem in a booming neighborhood! This property features a 2-bed/1-bath LEGAL BASEMENT SUITE with SEPERATE ENTRANCE, plus a 2-bed/1-bath GARAGE SUITE complete with a living room, kitchen, utility room, and storage—ideal for multi-family living. The main floor offers a spacious bedroom and a bath perfect for elderly family, sun-filled living feature fireplace, dining, kitchen, storage. Upstairs includes 3 spacious bedrooms, 2 baths, a bonus room, laundry, including a primary suite with walk-in closet and ensuite. Architecturally designed with huge windows for natural light, creating a bright, airy feel. Located near schools, shopping, parks, and transit, this property is a rare opportunity . Ample storage and thoughtful layout make it perfect for large families.

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443640 |
| Price | \$868,000 |
| Bedrooms | 8 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,021 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 741 Mattson Drive |
| Area | Edmonton |
| Subdivision | Mattson |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3G3 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Guest Suite, 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 |
| Stories | 3 |
| Has Suite | Yes |
| 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 | June 20th, 2025 |
| Days on Market | 16 |

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 July 6th, 2025 at 9:02pm MDT