

## \$474,900 - 7712 Eifert Crescent, Edmonton

MLS® #E4456542

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,538 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to your dream home in Edmontonâ€™s desirable Edgemont community! This 1,538 sq ft 2-storey offers a perfect blend of comfort and convenience. Step inside to an inviting open-concept layout with vinyl wood finishes and large windows, filling the spacious living and dining areas with natural light. The main floor flows seamlessly into a modern kitchen with stainless steel appliances, sleek electric stove, and microwave. Upstairs, youâ€™ll find 3 large bedrooms designed for comfort and flexibility. The primary features cozy charm and ample closet space, while the additional rooms suit family, guests, or a home office. A pristine 4-piece bath completes the level. The unfinished basement provides endless possibilitiesâ€”home theater, gym, or storageâ€”while a dedicated laundry room adds convenience. Outside, enjoy a rectangular lot with a partially fenced yard, detached double garage, and paved driveway. With schools, parks, and shopping nearby, this home combines peaceful living with urban amenities.

Built in 2017

### Essential Information

MLS® #	E4456542
Price	\$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7712 Eifert Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0W2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                4

Zoning                            Zone 57

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