

## \$469,900 - 7712 Eifert Crescent, Edmonton

MLS® #E4456542

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,538 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to your dream home in Edmonton'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, you'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 possibilities—home theater, gym, or storage—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 \$469,900



|                |                        |
|----------------|------------------------|
| 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                20

Zoning                            Zone 57

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