

## \$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 | 5                |
| Zoning         | Zone 57          |

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Listing information last updated on April 21st, 2025 at 8:02pm MDT