

## **\$464,900 - 7761 Eifert Crescent, Edmonton**

MLS® #E4434385

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,730 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this EXQUISITE 2-Storey HALF-DUPLEX with NO CONDO FEES located in the desirable community of Edgemont. Boasting over 1700+ sq.ft. of luxurious living space and sits on MASSIVE PIE LOT of 5155 sq.ft. The main floor features gorgeous kitchen with QUARTZ COUNTERTOP, a LARGE ISLAND with BUILT-IN WINE RACK, upgraded LIGHT FIXTURES, STAINLESS STEEL APPLIANCES plus a CORNER PANTRY: BRIGHT & SPACIOUS LIVING ROOM with ELECTRIC FIREPLACE is perfect for entertaining family & friends. CENTRAL AIR CONDITIONING perfect for hot summer nights. 2-pc bath and entrance to SINGLE-ATTACHED GARAGE finishes this level. Upstairs you will find 3 GENEROUSLY SIZED bedrooms including PRIMARY BEDROOM with 4-pc ENSUITE & WALK-IN-CLOSET, another 4-pc bath, BONUS ROOM, & laundry room. Basement awaits your personal touch! The high-end finishings throughout the home exude elegance & sophistication, no detail has been overlooked. 2024 Upgrades include: NEW CARPETS, NEW MICROWAVE, NEW LIGHT FIXTURES, NEW DOORS, FRESH PAINT.

Built in 2018

### **Essential Information**



MLS® #	E4434385
Price	\$464,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,730
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7761 Eifert Crescent
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0W1

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	11
Zoning	Zone 57

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