

## \$749,948 - 7135 Edgemont Way, Edmonton

MLS® #E4451154

**\$749,948**

3 Bedroom, 3.50 Bathroom, 2,131 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Luxury, Location & Energy Efficiency “All in One Stunning Home! Welcome to this exceptional 2022-built home on a premium corner lot, perfectly positioned in a vibrant new community filled with scenic walkways, green space, and modern conveniences. With solar panels, smart features, and an oversized garage, this residence blends eco-conscious design with everyday comfort. Step inside to 9+ ft ceilings and an abundance of natural light flowing through the open-concept main floor. The seamless layout connects the stylish kitchen, dining, and living areas—perfect for entertaining or relaxing with family. Upstairs, enjoy 3 spacious bedrooms plus a bonus room, offering flexible space for families, professionals, or guests. The luxurious primary suite includes a spa-like ensuite, walk-in closet, and private deck overlooking a peaceful pond. The oversized garage comes with a second fridge and plenty of space for hobbies or storage. Outside, take advantage of gas BBQ hookups on both the walkout and main level.

Built in 2022

### Essential Information

MLS® # E4451154

Price \$749,948



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7135 Edgemont Way   |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1K1             |

### Amenities

|               |                                                                                                                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment |
| Parking       | Double Garage Attached                                                                                                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                               |
| Fireplaces        | Wall Mount                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Schools, Shopping Nearby, Stream/Pond

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 4th, 2025

Days on Market        9

Zoning                      Zone 57

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Listing information last updated on August 13th, 2025 at 12:02pm MDT