

# \$395,160 - 49 710 Mattson Drive, Edmonton

MLS® #E4461567

## \$395,160

3 Bedroom, 2.50 Bathroom, 1,414 sqft  
Condo / Townhouse on 0.00 Acres

Mattson, Edmonton, AB

Welcome to this stylish end unit townhome at The Rise at Mattson, offering 1,359 sqft of thoughtfully designed living space. Featuring 3 bedrooms and 2.5 bathrooms, this home blends function and style with a coastal contemporary exterior and a side entry for a potential future potential development. The open-concept main floor boasts an entertainerâ€™s kitchen with island and eating bar, perfect for gatherings. A bright front foyer and mud room with laundry add everyday convenience. Upstairs, relax in the spacious loft, and enjoy the primary bedroom with a 3-piece ensuite and walk-in closet. Complete with a single-car garage, this end unit offers added privacy and opportunity. Ideal for families. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461567  |
| Price          | \$395,160 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,414     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2025              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 710 Mattson Drive |
| Area        | Edmonton             |
| Subdivision | Mattson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1A3              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 1                                                               |
| Parking        | Single Garage Attached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 53           |

Condo Fee                \$100

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 4:17am MDT