

\$868,000 - 741 Mattson Drive, Edmonton

MLS® #E4443640

\$868,000

8 Bedroom, 5.00 Bathroom, 2,021 sqft
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Brand new 8-bed, 5-bath investment gem in a booming neighborhood! This property features a 2-bed/1-bath LEGAL BASEMENT SUITE with SEPERATE ENTRANCE, plus a 2-bed/1-bath GARAGE SUITE complete with a living room, kitchen, utility room, and storage—ideal for multi-family living. The main floor offers a spacious bedroom and a bath perfect for elderly family, sun-filled living feature fireplace, dining, kitchen, storage. Upstairs includes 3 spacious bedrooms, 2 baths, a bonus room, laundry, including a primary suite with walk-in closet and ensuite. Architecturally designed with huge windows for natural light, creating a bright, airy feel. Located near schools, shopping, parks, and transit, this property is a rare opportunity . Ample storage and thoughtful layout make it perfect for large families.

Built in 2024

Essential Information

MLS® #	E4443640
Price	\$868,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,021
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	741 Mattson Drive
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3G3

Amenities

Amenities	Ceiling 9 ft., Guest Suite, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Commercial, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	44

Zoning

Zone 53

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 August 3rd, 2025 at 3:47pm MDT