

# \$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 garden 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	15

## Zoning

## Zone 53

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Listing information last updated on July 5th, 2025 at 8:18am MDT