

Courtesy Of David Lofthaug Of Bode

## \$514,395 - 778 Mattson Drive, Edmonton

MLS® #E4465404

**\$514,395**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Built with a main floor bedroom and full bath, a spacious living room, dinette, and central kitchen featuring a corner pantry and 41" soft-close upper cabinets. Enjoy modern smart home features including a Smart Home Hub, Ecobee thermostat, video doorbell, and Weiser Halo Wi-Fi keyless lock. The basement includes two windows, with widths ideal for future development. The main floor spindle railing adds a stylish touch, while the great room offers a cozy 50" electric fireplace. The ensuite features a 4-piece layout with dual sinks and upgraded walk-in shower. All LED disc lights upgraded to 5000K white. Kitchen includes quartz counters, stainless steel undermount sink, and chrome pull-down faucet. Energy-efficient features include Low-E argon windows, HRV, 96.5% efficient furnace, and 80-gal hot water tank. Quartz counters extend to all baths, with LVP flooring throughout main and wet areas, and advanced carpet with 8-lb underlay. Ducts cleaned before move-in. Photos representative.

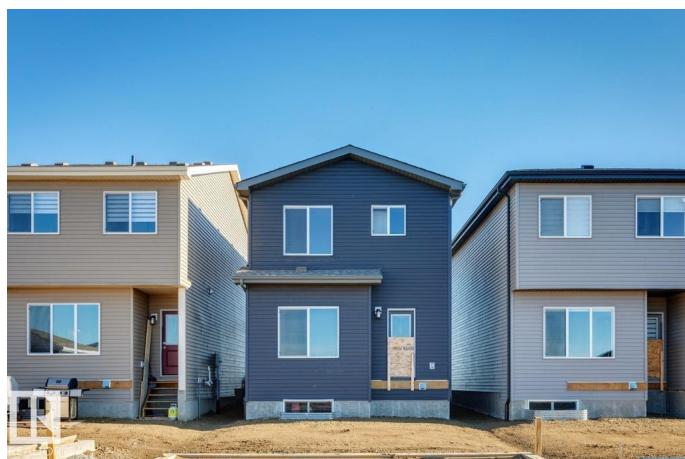
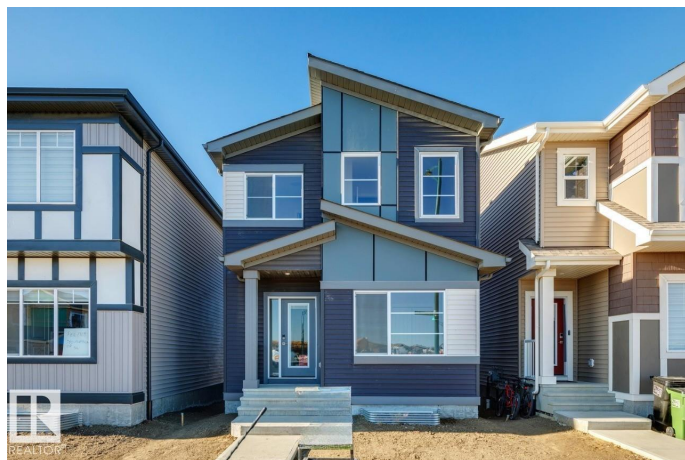
Built in 2025

### Essential Information

MLS® # E4465404

Price \$514,395

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,737                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 778 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 3J2           |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Detached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 3                   |
| 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 November 14th, 2025 at 9:17am MST