

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	9
Zoning	Zone 53

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Listing information last updated on November 20th, 2025 at 3:32am MST