

## \$640,000 - 742 Mattson Drive, Edmonton

MLS® #E4444607

**\$640,000**

4 Bedroom, 3.00 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Under Construction “Customize Your Dream Home! Welcome to this beautifully designed CORNER LOT home in the growing community of Mattson, Edmonton! Currently under construction, with possession anticipated in approximately six months. This home features a bedroom on the main floor and full bath, perfect for multigenerational living or Guests. The open-concept layout offers a bright living room with an electric fireplace, a gourmet kitchen with walk-in pantry, and a separate dining area—ideal for entertaining. Upstairs includes 3 generously sized bedrooms, including a luxurious primary suite with walk-in closet and ensuite bath, a large bonus room, and upper-floor laundry for added convenience. A SIDE ENTRANCE allows for future legal basement suite potential. Still time to customize interior finishes—choose your flooring, cabinetry, countertops, lighting, and more! Pics shown are illustration purposes only!

Built in 2025

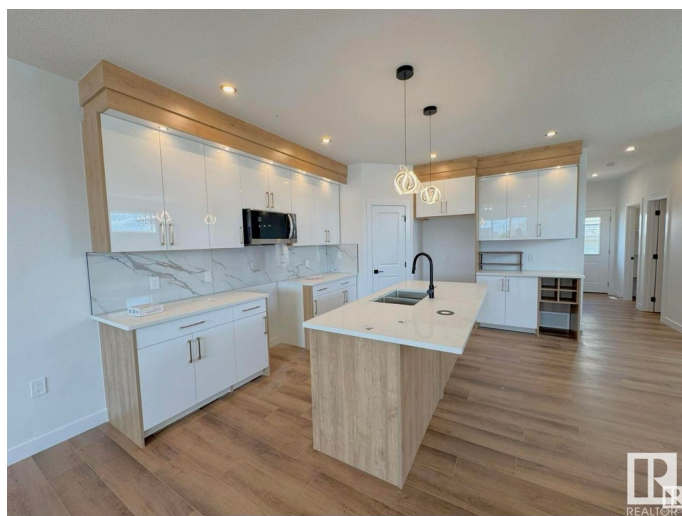
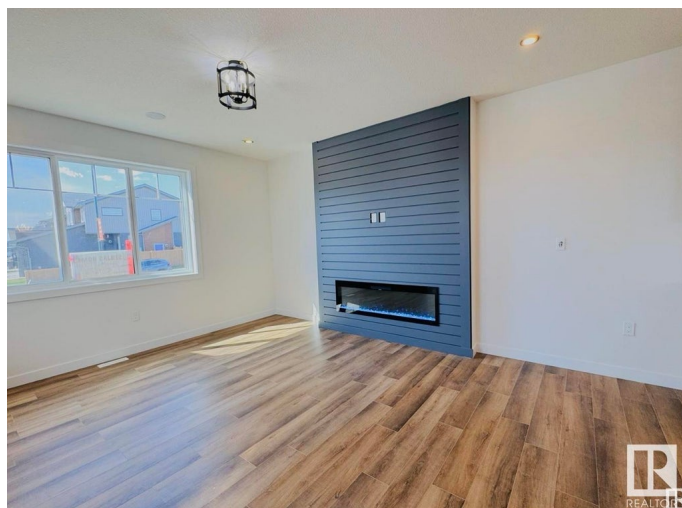
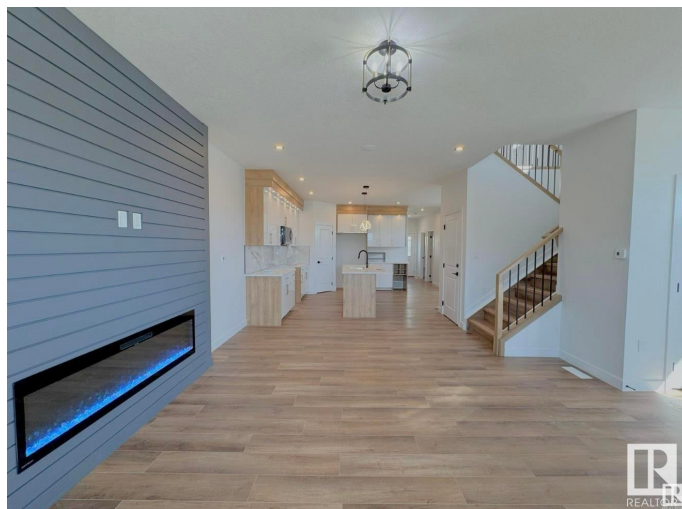
### Essential Information

MLS® # E4444607

Price \$640,000

Bedrooms 4

Bathrooms 3.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,100                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 742 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 3G3           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Glass Door                                                            |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl                            |
| Exterior Features | Corner Lot, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Concrete, Stone, Vinyl                            |
| Foundation        | Concrete Perimeter                                |

### Additional Information

Date Listed June 26th, 2025

Days on Market 38

Zoning Zone 53

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Listing information last updated on August 3rd, 2025 at 3:17am MDT