

## \$519,900 - 752 Mattson Drive, Edmonton

MLS® #E4460002

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,629 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

STUNNING EXECUTIVE 2 STOREY! Built by San Rufo Homes, the Brody model delivers 1,657 sq ft of upscale living with 3 bedrooms, 2.5 baths & a central bonus room. Designed with a 9-ft foundation & SIDE ENTRANCE for future possibilities, this home is loaded with high-end finishes. The open main floor showcases quartz counters, designer lighting, premium flooring & elegant 2-tone cabinetry. A chef's kitchen with stylish backsplash, island & pantry flows seamlessly to a sun-filled living room anchored by a sleek linear fireplace. Upstairs, retreat to the spa-inspired primary with walk-in closet & 5-pc ensuite featuring dual sinks & luxury finishes. Two more bedrooms, family bath & laundry complete the level. With its SEPARATE ENTRANCE basement, this home offers exceptional potential. Surrounded by scenic trails & park space—where refined style meets modern living!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460002  |
| Price      | \$519,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,629                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 752 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1A3           |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Detectors Smoke, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Parking Pad Cement/Paved     |

### 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, Stone, Vinyl                                                                                                                  |
| Exterior Features | Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 28th, 2025  
Days on Market                24  
Zoning                              Zone 53



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