

## \$400,000 - 7773 Eifert Crescent, Edmonton

MLS® #E4453355

### \$400,000

3 Bedroom, 2.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

NO CONDO FEES in this spacious half duplex. Discover the vibrant West End community of Edgemont—where city access, nearby amenities, and lush green spaces meet! Just steps from Wedgewood Ravine, this Alma model offers an open, functional layout for living with stylish upgrades: quartz kitchen counters, ceiling-height cabinets, upgraded backsplash, laminate and tile flooring. 3 bedrooms, 2.5 baths and upper laundry. Enjoy energy efficiency with triple pane windows, HRV system, and high-efficiency furnace. A perfect blend of comfort and design in one of Edmonton's most sought-after new neighborhoods.

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453355      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,382         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7773 Eifert Crescent |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0W1              |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, See Remarks |
| Parking   | Single Garage Attached                        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 57           |

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Listing information last updated on August 19th, 2025 at 3:48pm MDT