

# \$878,000 - 703 Mattson Drive, Edmonton

MLS® #E4445982

**\$878,000**

8 Bedroom, 3.00 Bathroom, 2,131 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Discover a remarkable custom-built and bigger corner lot property designed for both luxury living and exceptional investment offers a total of 8 BEDROOMS and 5 full BATHROOMS, making it ideal for families or as a lucrative rental property. Spacious main floor bedroom with a full bath Expansive chef's kitchen equipped with stainless steel appliances with countertops, and a large island. Bright and inviting dining area perfect for gatherings. Legal 2-bedroom basement suite (over 700 sq ft) with large windows and high ceilings, ensuring a bright and comfortable living space 2-bedroom legal garage suite situated above the TRIPLE car garage, providing additional rental income. Just minutes away from two commercial big Plaza's, scenic walking trails, parks, and schools Only 15 minutes from Edmonton International Airport, perfect for travel convenience. Donâ€™t miss out on this unique Investments



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445982  |
| Price      | \$878,000 |
| Bedrooms   | 8         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 703 Mattson Drive |
| Area        | Edmonton          |
| Subdivision | Mattson           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 3G3           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Detached                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                7

Zoning                            Zone 53

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Listing information last updated on July 11th, 2025 at 8:47am MDT