

**\$399,900 - 50 710 Mattson Drive, Edmonton**

MLS® #E4458618

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,405 sqft  
Single Family on 0.00 Acres

Mattson, Edmonton, AB

Discover modern living in this stunning Coastal Contemporary home featuring a single-attached garage and a convenient separate side entrance—perfect for potential future basement development. Step into an open and inviting front foyer that leads to an entertainer’s dream kitchen, complete with a central island and eating bar ideal for gatherings. The mud room offers practical functionality with laundry thoughtfully located for daily ease. Upstairs, enjoy a spacious loft and three generously sized bedrooms, including a serene primary retreat with a walk-in closet and a stylish three-piece ensuite. This home perfectly blends design, comfort, and future potential, and is ideal for young professionals, families or savvy investors. Photos are representative.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4458618  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,405     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2025                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 710 Mattson Drive |
| Area        | Edmonton             |
| Subdivision | Mattson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1A3              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 1                                                               |
| Parking        | Single Garage Attached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 53              |

Condo Fee                    \$100

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Listing information last updated on September 22nd, 2025 at 1:33pm MDT