

# \$454,899 - 6 710 Mattson Drive, Edmonton

MLS® #E4427505

**\$454,899**

3 Bedroom, 2.50 Bathroom, 1,668 sqft  
Condo / Townhouse on 0.00 Acres

Mattson, Edmonton, AB

Welcome to The Rise at Mattson! These attached-garage townhomes offer farmhouse vibes with a modern twist in Southeast Edmonton's highly sought-after Mattson community. Unit 6 is an interior unit as part of a fourplex, featuring our double-attached garage model, the Equinox, which includes 1,623 square feet of living space with an option to develop the basement. . EQUINOX FEATURES: Coastal Contemporary Exterior Gorgeous Galley Kitchen Cozy Dining Nook + Living Room Spacious Loft + 3 Bedrooms Upstairs 3-piece Primary Ensuite + Walk-in Closet Please note this is an interior unit so legal suite is not an option. Renderings illustrate the end unit layout for visual reference only. This 57-unit project features multiple units at different stages of construction. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427505  |
| Price          | \$454,899 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,668     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2025              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6 710 Mattson Drive |
| Area        | Edmonton            |
| Subdivision | Mattson             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1A3             |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double 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, Fiber Cement, Vinyl                   |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Fiber Cement, Vinyl                   |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 36               |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$100   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 1:32pm MDT