

# \$399,900 - 40 710 Mattson Drive, Edmonton

MLS® #E4463788

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,400 sqft  
Condo / Townhouse on 0.00 Acres

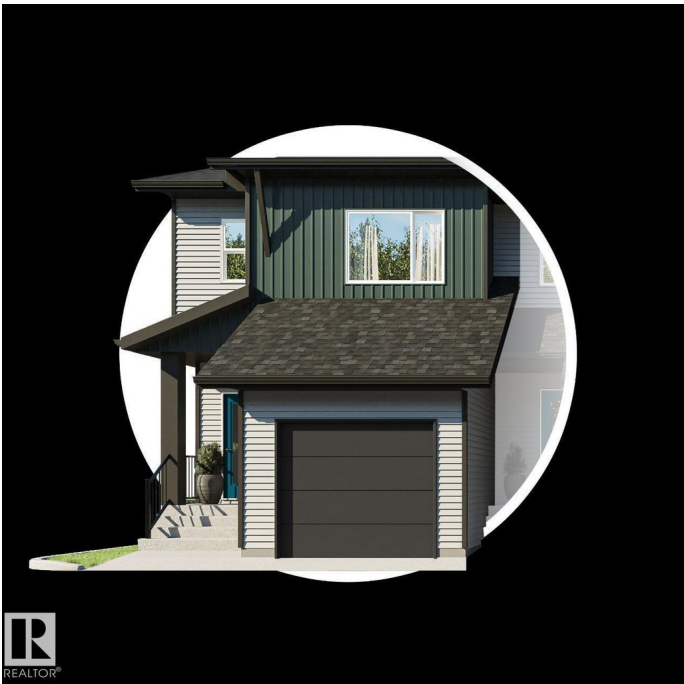
Mattson, Edmonton, AB

Welcome to The Rise at Mattson, where modern design meets everyday comfort in this stylish end-unit townhome. Offering 1,359 sq. ft. of thoughtfully crafted space, this home features 3 bedrooms and 2.5 bathrooms in a layout that perfectly balances form and function. The coastal contemporary exterior and side entry for potential future basement development add curb appeal. Inside, an open-concept main floor showcases a bright kitchen with island and eating bar, ideal for entertaining or family dinners. A welcoming front foyer and mud room with convenient laundry keep life organized. Upstairs, a spacious loft provides a flexible retreat, while the primary bedroom offers a 3-piece ensuite and walk-in closet for added comfort. Complete with a single-car garage and the privacy of an end unit, this home delivers modern living and lasting value in a vibrant, growing community. Photos are representative.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463788  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,400             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40 710 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 |
| 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 | Corner Lot, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 53            |
| Condo Fee      | \$100              |

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Listing information last updated on October 30th, 2025 at 7:02am MDT