

Courtesy Of David Lofthaug Of Bode

\$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

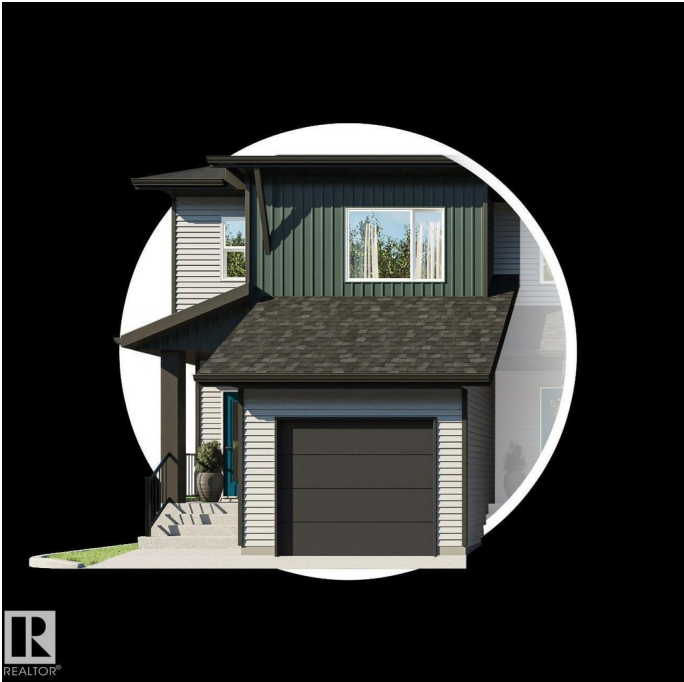
Mattson, Edmonton, AB

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

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 October 30th, 2025 at 12:47am MDT