

**\$410,656 - 16 710 Mattson Drive, Edmonton**

MLS® #E4450311

**\$410,656**

3 Bedroom, 2.50 Bathroom, 1,416 sqft  
Condo / Townhouse on 0.00 Acres

Mattson, Edmonton, AB

Welcome to The Rise at Mattson, a Parkwood multi-family project! These attached-garage townhomes offer farmhouse vibes with a modern twist in Southeast Edmonton's highly sought-after Mattson community. Unit 16 is an end unit as part of a fourplex, featuring our single-attached garage model, the Solstice, which includes 1,359 square feet of living space with an option to develop the basement.

SOLSTICE FEATURES: Coastal Contemporary Exterior Open and Inviting Foyer Side Entrance for potential future development Gorgeous Kitchen Layout with an Island and Eating Bar Cozy Dining Nook + Living Room Spacious Loft + 3 Bedrooms Upstairs 3-piece Primary Ensuite + Walk-in Closet Photos are representative.



Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450311  |
| Price          | \$410,656 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,416     |
| Acres          | 0.00      |

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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16 710 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 | Corner Lot, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 53         |

Condo Fee                \$100



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