

\$259,900 - 2453 Edgewater Falls Drive, BRANDON

MLS® #TB8378192

\$259,900

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.04 Acres

EDGEWATER AT LAKE BRANDON,
BRANDON, FL

RECENT UPGRADES INCLUDE: HVAC SYSTEM WITH UV LIGHT, WATER SOFTENER, WATER HEATER, GARAGE OPENER TECHNOLOGY, & UPDATES IN BATHROOM & KITCHEN. --- Welcome to 2453 Edgewater Falls Drive, a beautifully maintained 3-bedroom, 2.5-bathroom townhome nestled in the desirable Edgewater at Lake Brandon community. This spacious end-unit offers 1,473 sq ft of living space, providing both comfort and convenience. Key Features: -Open-Concept Living: The main floor features a bright and airy living area that seamlessly flows into the dining space and kitchen, perfect for entertaining and everyday living. -Private Master Suite: Upstairs, the master bedroom boasts a walk-in closet and an en-suite bathroom, offering a peaceful retreat. -Additional Bedrooms & Bath: Two additional bedrooms share a full bathroom, providing ample space for family or guests. -Outdoor Space: Enjoy the Florida weather on your private screened-in patio, ideal for relaxing or dining al fresco. -Community Amenities: Residents have access to a community pool, gated entry, and well-maintained grounds. -Prime Location: Conveniently located near shopping centers, dining options, and major highways, offering easy access to downtown Tampa and MacDill Air Force Base. -This townhome is perfect for those seeking a low-maintenance lifestyle in a vibrant community. Don't miss the opportunity



to make 2453 Edgewater Falls Drive your new home.

Built in 2006

Essential Information

MLS® #	TB8378192
Price	\$259,900
Sold Price	\$207,500
Sold Date	June 12th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	2453 Edgewater Falls Drive
Area	Brandon
Subdivision	EDGEWATER AT LAKE BRANDON
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-2292

Amenities

# of Garages	1
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Interior

Interior Features	Living Room/Dining Room Combo, Open Floorplan, Thermostat
Appliances	Cooktop, Dishwasher, Exhaust Fan, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Irrigation System, Other, Sidewalk
Roof	Shingle
Foundation	Block

Additional Information

Date Listed	April 23rd, 2025
Days on Market	150
Zoning	PD

Listing Details

Listing Office	JASON MITCHELL REAL ESTATE FLO
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