

## \$499,900 - 671 Eagleson Crescent, Edmonton

MLS® #E4442258

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Gorgeous Half-Duplex with FULLY FINISHED BASEMENT in Beautiful Edgemont, a quick access to Anthony Henday, Close to Top rated schools, Backing Onto Serene Green Space! This well-maintained home features a single-car attached garage, CENTRAL A/C for year-round comfort, The open-concept main floor features a modern kitchen with a huge kitchen island, a spacious living room with large windows overlooking the greenery, and a dining area ideal for entertaining. Upstairs, you'll find generously sized bedrooms, a bonus room and a primary suite with a walk-in closet and ensuite. Step outside to your private backyard oasis with NO rear neighbors—just peaceful views and nature! Bonus: 240 V Plug already installed in the garage for your electric vehicle, LVP Flooring, 9 ft ceiling, Walking distance to Ravine and a Beautiful Pond, close to parks, market, walking trails, and all amenities, this home blends comfort, convenience, and sustainability. Make this gem your own! some pictures are virtually staged.

Built in 2019

### Essential Information

MLS® # E4442258

Price \$499,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,711         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 671 Eagleson Crescent |
| Area        | Edmonton              |
| Subdivision | Edgemont (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0V7               |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Gazebo, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                             |
| Parking        | Single Garage Attached                                                        |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                          |
| Stories           | 3                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

**School Information**

|        |                   |
|--------|-------------------|
| Middle | Parkland Immanuel |
|--------|-------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 57         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT